



17 Manna Way, Point Cook

4 2 2

A Beautifully Appointed Double-Storey Home

The Property

Welcome to 17 Manna Way, Point Cook. Set within the prestigious Featherbrook Estate, this magnificent double-storey home showcases a grand exterior, opulent interiors, a masterfully designed layout with four sunlit bedrooms, two separate living areas, and bespoke finishings offering residents the pinnacle of refined family living. A serene backyard, private balcony, and impressive flow across two extensive levels offer year-round enjoyment. Perfectly positioned close to public transport, idyllic parks, quality schools, and major shopping hubs, this property provides endless entertainment, convenience, and fulfilment of the ideal family lifestyle.

The Point of Difference

- Neat hedges offer privacy for a manicured front yard, timber porch patio, and stately facade, leading into the lower level of the home with formal lounge and open-plan living/dining/kitchen offering sundrenched shared areas with stunning floorboards underfoot for prime relaxation and entertainment. An upstairs carpeted retreat provides an additional versatile family space.
- Boasting four carpeted upstairs bedrooms, the luxurious main is fitted with walk-in robe and modern ensuite, as well as balcony

FOR SALE

\$1,300,000 - \$1,400,000

VIEW

Sat 21st Feb @ 1:30PM - 2:00PM

AGENTS

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AGENCY

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access, while the remaining bedrooms are equipped with built-in robes and serviced by the central main bathroom featuring a relaxing bathtub and separate toilet. A downstairs powder room offers additional convenience.

- The well-appointed kitchen equipped with expansive granite benchtops, quality stainless-steel appliances including dishwasher, and stylish glass splash back is situated perfectly to cater to any indoor or outdoor entertainment needs.
- Nestled on a 401m2 (approx.) block, the backyard offers a low-maintenance lawn, established garden beds, and fully enclosed alfresco with floor to ceiling windows and glass sliding doors for an exquisite indoor/outdoor experience.
- Additional highlights include ducted heating, evaporative cooling, double remote garage with internal access, 2.7m high ceilings, separate internal laundry, alarm system, outdoor shed, downlights, and plenty of storage.

The Point of Interest

Set within the highly regarded Featherbrook Estate, this property is close to an array of wonderful entertainment and dining options while nearby shopping centres cater to retail and grocery needs. Bus stops can be found only a few streets away while Williams Landing Train Station offers an additional public transport option close to home. Alamanda Oval, Leapfrog Park Playground, and Saltwater Reserve are all within a short walk or drive, offering natural spaces for family recreation and leisure activities. Zoned Alamanda K-9 College is a short walk from home, with other reputable educational facilities and daycare centres also in proximity. If family, comfort, luxury, and convenience are all priorities for your ideal lifestyle, this home is a must-see.

Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on www.findmyschool.vic.gov.au as of 16/02/26.

MORE DETAILS

Property ID	2J1HHGH
Property Type	House
Land Area	401 m2

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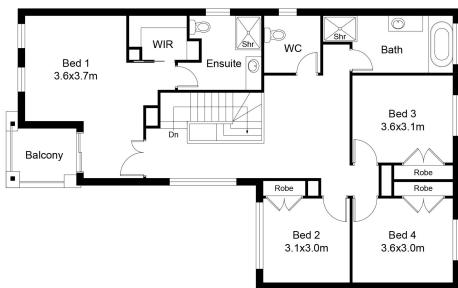
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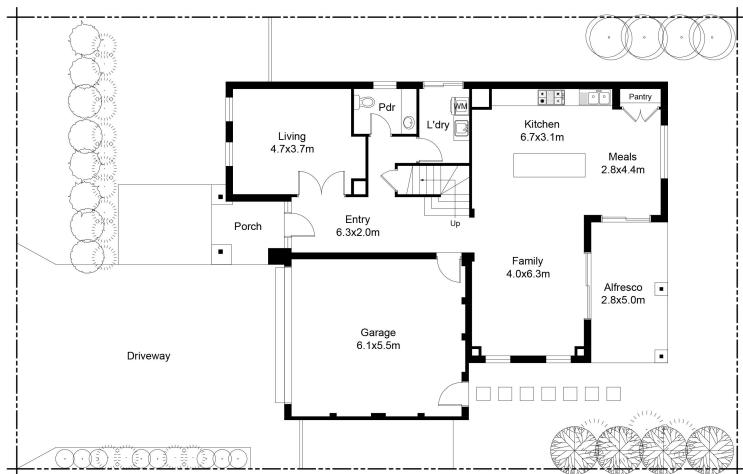
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FIRST FLOOR PLAN



GROUND FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.



All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

