

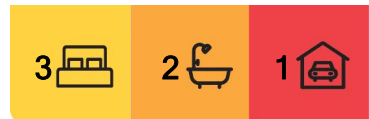
## Wyndham Vale, 39 Mayall Crescent

### Luxurious Family Home with Contemporary Design

LJ Hooker Property Point presents 39 Mayall Crescent, Wyndham Vale. Embracing an open-plan layout, this vacant home epitomises convenience and comfort, providing a stylish and inviting environment. Quality features include air conditioning, a thoughtful floorplan, fully fenced courtyard alfresco, and much more. Located in a peaceful pocket of Wyndham Vale near a range of parks and reserves, this home is perfect for first home buyers, families, and investors alike, with nearby access to many facilities and amenities including shopping centres, dining and retail opportunities, quality educational facilities, and public transport.

-The inviting front entry leads seamlessly to a sunlit open-plan kitchen, living, and dining area adorned with expansive windows, immaculate tiling underfoot, and access to the serene back courtyard through the glass sliding doors.

-Three carpeted bedrooms with built-in robes include the impressive main with spacious en suite and walk-in robe.



**For Sale**  
\$395,000 - \$415,000

**View**  
[ljhooker.com.au/2GEPHGH](http://ljhooker.com.au/2GEPHGH)

**Contact**  
**Mac Naidoo**  
0452 516 565  
[mac.naidoo@ljhooker.com.au](mailto:mac.naidoo@ljhooker.com.au)

**Mary Jamal**  
0451 145 598  
[mary.jamal@ljhooker.com.au](mailto:mary.jamal@ljhooker.com.au)



**LJ Hooker Point Cook**  
**(03) 9975 7080**

**Disclaimer:** 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.

-Main bathroom is fitted with a relaxing bathtub, separate spacious shower, and tidy vanity with under sink storage and gleaming mirror, providing a central retreat for the shared areas and remaining bedrooms.

-The bright and airy kitchen is the perfect space to create delicious meals, offering a built-in pantry, plenty of storage space with stylish cabinetry, lovely island benchtop/breakfast bar, and quality built-in oven and cooktop.

-This property includes a fully fenced, low maintenance courtyard with concreted alfresco, space for garden beds, fold-down clothesline, and garden shed for additional storage.

-Further highlights include a single garage, additional driveway parking space, separate internal laundry, plenty of linen storage, air conditioning, downlights, and large windows for a naturally uplifting atmosphere.

With Melbourne CBD less than an hour away, residents are perfectly situated to take full advantage of a quiet, yet convenient lifestyle. Wyndham Vale Railway Station and easily accessible bus routes offer nearby public transport options for commuters. Principal Park Playground and Boxer Drive Park provide serene nearby leisure and exercise facilities. Manor Lakes Central Shopping Centre is a short drive away, as well as a range of exciting restaurant and café options. Quality local schools include zoned Riverbend Primary School, Manor Lakes P-12 College, and more.

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](http://www.findmyschool.vic.gov.au) as of 18/04/2025.

## More About this Property

<b>Property ID</b>	2GEPHGH
<b>Property Type</b>	House

### Mac Naidoo 0452 516 565

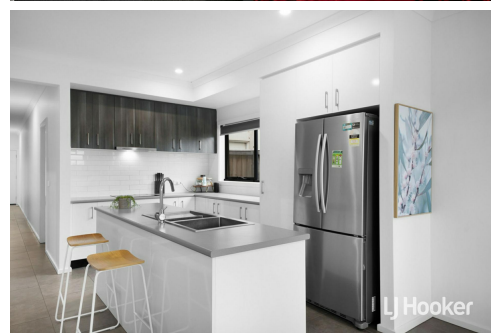
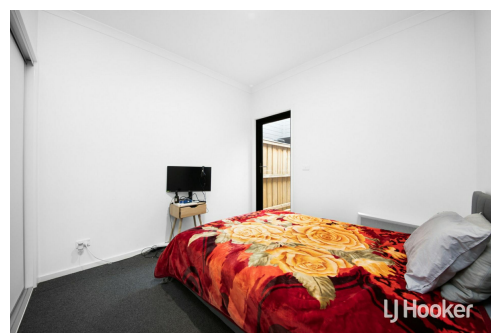
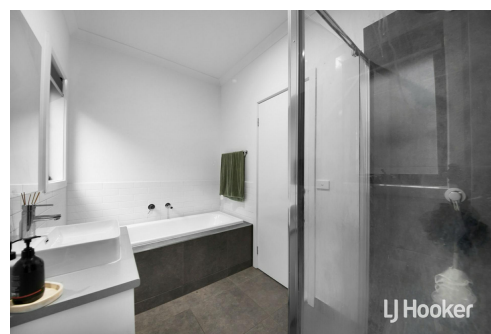
Sales Executive | [mac.naidoo@ljhooker.com.au](mailto:mac.naidoo@ljhooker.com.au)

### Mary Jamal 0451 145 598

Sales Associate | [mary.jamal@ljhooker.com.au](mailto:mary.jamal@ljhooker.com.au)

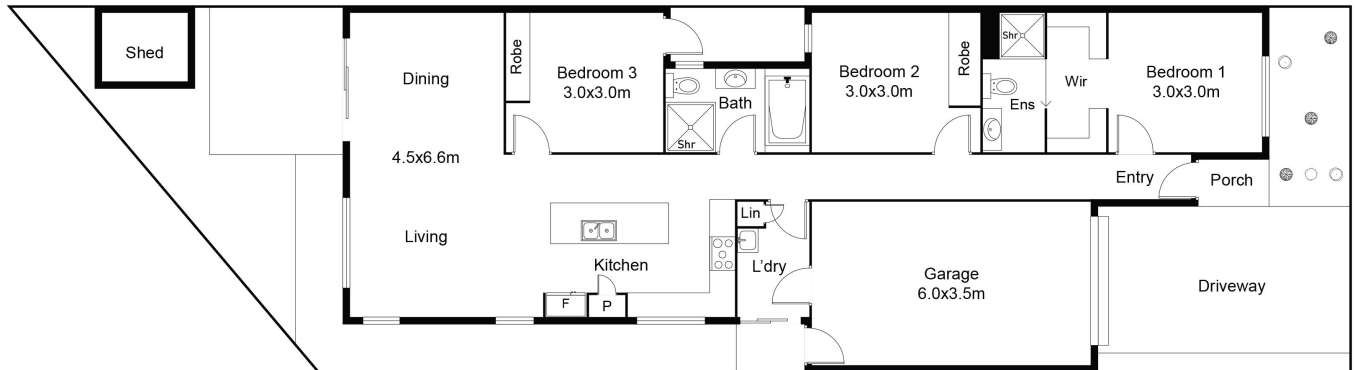
### LJ Hooker Point Cook (03) 9975 7080

Shop 211, 4 Main Street, POINT COOK VIC 3030  
[pointcook.ljhooker.com.au](http://pointcook.ljhooker.com.au) | [pointcook@ljhooker.com.au](mailto:pointcook@ljhooker.com.au)



**Disclaimer:** 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.

**LJ Hooker Point Cook  
(03) 9975 7080**



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Realty Photos Wyndham 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.



**LJ Hooker Point Cook**  
**(03) 9975 7080**

**Disclaimer:** 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.