



60 Cloudburst Avenue, Wyndham Vale




## Experience Everyday Convenience in a Thriving Location

### The Property

Welcome to 60 Cloudburst Avenue, Wyndham Vale. Built by Metricon, this beautifully appointed residence combines light-filled interiors with a thoughtful design tailored for family living. Offering two separate living areas, four bedrooms, and modern fittings throughout, it provides both comfort and space for everyday living. Complete with a double garage, it is perfectly positioned near Wynbrook Park and within walking distance of Wyndham Vale Train Station, delivering an outstanding balance of lifestyle and location.

### The Point of Difference

- A spacious open plan living and dining area flows directly from the kitchen, filled with natural light and designed to extend outdoors, offering an inviting space the whole family can enjoy.
- A separate retreat area provides additional room for quiet relaxation, study, or a children's play zone.
- Boasting four bedrooms, the main bedroom includes a walk-in robe and private ensuite, while three further bedrooms are fitted with built-in robes and serviced by a central bathroom and a

4  2  2 

**FOR SALE**  
\$640,000

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- separate toilet.
- The well-appointed kitchen features stone benchtops, a walk-in pantry, and excellent storage, blending modern design with everyday functionality.
- The 426m2 (approx.) allotment includes landscaped front and rear gardens, fully fenced with a private backyard perfect for outdoor enjoyment.
- Additional highlights include high ceilings, downlights throughout, ducted heating, split-system air conditioning, a separate laundry, and a remote-control double car garage with internal access.

#### The Point of Interest

Ideally positioned in a thriving community, this home delivers the perfect blend of convenience and lifestyle. Wyndham Vale Train Station is just a short walk away, making the daily commute to Melbourne's CBD or Geelong simple and stress-free, while Ballan Road and the Princes Freeway provide easy driving routes. Manor Lakes Central is moments away for shopping, dining, and everyday services, with nearby medical centres adding extra peace of mind. Families will appreciate the education options, with zoning to Riverbend Primary School and Manor Lakes P-12 College, along with childcare facilities located nearby. Surrounded by leafy parks, walking trails, and community reserves within the Wynbrook precinct, the setting creates an inviting environment ideal for modern family living.

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 29/09/25.

#### MORE DETAILS

Property ID	2HASHGH
Property Type	House
Land Area	426 m2

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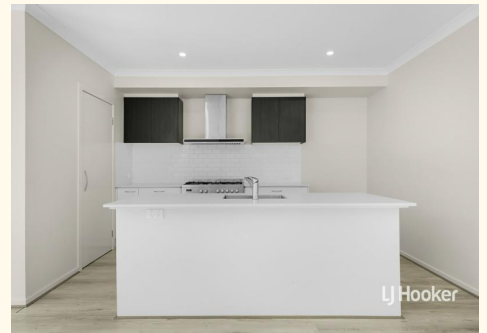
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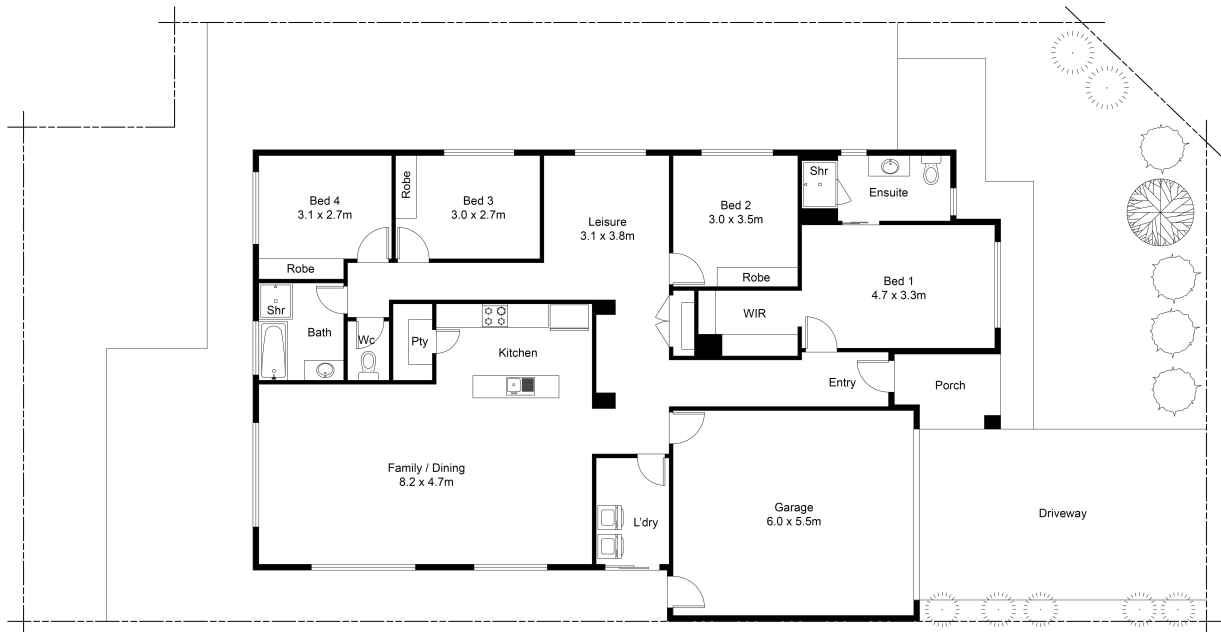
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FLOOR PLAN ON SITE PLAN

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.



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