

70 Chapman Drive, Wyndham Vale




## Exquisite Family Retreat in Prestigious Presidents Park Estate

### The Property

Welcome to 70 Chapman Drive, Wyndham Vale. Beautifully presented and thoughtfully designed, this elegant residence offers a harmonious blend of comfort, space, and modern convenience. Three well-proportioned bedrooms provide restful retreats while a thoughtfully designed kitchen and inviting indoor shared spaces pair with a backyard that offers year-round enjoyment. Positioned within the sought-after Presidents Park Estate, this home provides exceptional convenience close to public transport, serene parks, local shops, and major roads, promising a luxurious lifestyle of effortless enjoyment.

### The Point of Difference

- An immaculately presented front exterior offers a warm brick aesthetic, welcoming porch, and landscaped gardens with thoughtfully positioned shrubs providing privacy for the entry leading to a sunlit, open plan living/dining/kitchen zone seamlessly flowing through sliding glass doors to the manicured backyard.
- Three spacious, carpeted bedrooms provide refined comfort, each

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### FOR SALE

\$500,000 - \$ 550,000

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 **LJ Hooker**

appointed with built-in robes while the main is enhanced with ensuite containing an exquisite, oversized shower. The central main bathroom with relaxing bathtub services the rest of the home in style.

- The meticulously designed U-shaped kitchen boasts expansive bench space, abundant storage, and quality appliances including a four-burner electric cooktop, built-in oven, dishwasher, and rangehood.
- The expansive allotment is framed by well-kept gardens, creating a serene backdrop for year-round enjoyment. A covered, paved pergola provides the perfect alfresco/entertainment setting while the lawn offers an inviting space for children, pets, or quiet moments in the sunshine.
- Additional highlights include a separate laundry, single remote garage, ducted heating, split system air-conditioning, and additional driveway parking space.

#### The Point of Interest

Ideally positioned to offer an enriched lifestyle, this prestigious address places every essential within easy reach. Wyndham Vale Square and Manor Lakes Central offer a sophisticated selection of shopping, dining, services, and amenities while Wyndham Vale Station ensures seamless access to Melbourne and Geelong. Families benefit from nearby zoned Riverbend Primary School just a short walk from the home, Manor Lakes P-12 College, and other well-regarded schools, plus premium childcare options, and the Manor Lakes Community Learning Centre. Leisure and recreation are abundant, with Presidents Park and surrounding reserves providing playgrounds, sporting facilities, tranquil wetlands, and scenic walking trails. With effortless access to freeways and major roads, this location perfectly encapsulates a contemporary and refined lifestyle.

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 25/11/25.

#### MORE DETAILS

Property ID                      2HN6HGH  
Property Type                  House

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