

**11 Manerlong Walk, Sydenham, Vic 3037**



**House For Sale**

Tuesday, 30 April 2024

11 Manerlong Walk, Sydenham, Vic 3037

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 571 m2**

**Type: House**



George Skizas  
0393909002



Michael Bozikis  
0459474490

**\$650,000-\$690,000**

In-Room Auction, Wednesday the 29th of May at 6pm Taylors Lakes Hotel: 7 Melton Hwy, Taylors Lakes VIC 3038 AUCTION BIDDING BY REGISTRATION ONLY! Please contact George Skizas on 0401 203 869 to register your interest. Welcome to 11 Manerlong Walk, Sydenham - a beautifully presented and spacious family home offering the perfect blend of comfort, style, and convenience, suitable for first home buyers, upsizers, and downsizers alike. This immaculate residence boasts a free-flowing floor plan flooded with natural light, creating an inviting and airy atmosphere throughout. Featuring four good-sized bedrooms and a home office, all with built-in robes for added convenience. The opulent master suite is a true sanctuary, boasting a walk-in robe and ensuite for ultimate privacy and relaxation. The living quarters include a spacious formal lounge/formal dining room, providing the perfect space for entertaining guests or enjoying quiet evenings with family. This area gently flows through to the heart of the home, where you'll find a gorgeous chef's kitchen offering plenty of storage and quality stainless steel appliances. The kitchen overlooks the spacious open-plan meals and family area, creating a central hub for everyday living. Step outside and entertain all year round in the beautiful undercover pergola area, leading you to a sizeable backyard where endless family memories can be made. Additional features include ducted heating, evaporative cooling, alarm system, 8 x security cameras, double car garage and much more! Positioned on a generous 571m<sup>2</sup> (approx.), this home is conveniently located close to Sydenham Hillside Primary School, Copperfield College, Watergardens Shopping Centre/Train Station and parkland.