

**13 Manna Way, Mill Park, Vic 3082**

— Rata & Co.

## House For Sale

Friday, 22 March 2024

13 Manna Way, Mill Park, Vic 3082

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 4**

**Area: 1182 m2**

**Type: House**



Vally Razko

0394366888

## AUCTION Sat 20 Apr 1:00pm

A symphony of sophistication and understated elegance, this unique home offers luxurious living that will bring sheer delight to its new owners. Electric gates glide open to reveal a suburban manor that is set humbly amongst the Plenty Gorge Parklands. Upon entry to the home, you will be wowed by the stunning timber flooring that runs throughout the home, the winding staircase, and the glisten of the indoor swimming pool that offers its owners endless hours of family enjoyment and relaxation. The gourmet kitchen will delight any master chef with loads of storage, quality cabinetry, stainless steel appliances and glass splashbacks and overlooks the adjoining dining that leads out to the pool area. Providing loads of space to lounge about, entertain in the lounge, relax in the living room, make your movie selection in the theatre room with dedicated bar, or do a workout in the gym/sixth bedroom that features its own storage and ensuite. Upstairs, the master wing provides a space to retreat from the hustle and bustle of the home, featuring walk in robe, luxurious ensuite with spa and private balcony that overlooks the nearby parklands. Four additional robed bedrooms share a central bathroom, with one of the bedrooms also enjoying a private balcony. Step outside to find yourself immersed in the serenity of the parklands, with fully equipped outdoor kitchen, private access to the Gorge, and landscaped gardens. Equipped with all the modern convenience and comfort that you would expect, this home offers a speaker system throughout, alarm system, sensor lighting, sprinkler system plus two gas fireplaces, wooden fireplace and refrigerated heating and cooling. Located in the magnificent Rivergum Estate with easy access to Plenty Road, Uni Hill, #86 tram and so much more, this is a truly epic home that must be inspected. PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist) Privacy Policy & Privacy Collection Notice - [rataandco.com.au/privacy-policy](https://rataandco.com.au/privacy-policy) Material Facts - please refer to contract of sale for any material facts. Land size sourced from [land.vic.gov.au](https://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the info, including and not limited to land size.