

**2/4 Manifold Street, Manifold Heights, Vic 3218**

**GARTLAND**

**Unit For Sale**

Wednesday, 17 April 2024

2/4 Manifold Street, Manifold Heights, Vic 3218

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Michael Tricarico  
0448586652

**\$399,000 - \$419,000**

This low-maintenance unit is perfectly positioned footsteps from Shannon Avenue's shopping precinct. Available to first home buyers, downsizers and investors alike. The open plan living/dining/kitchen zone welcomes you inside, with the kitchen boasting a breakfast bar and cooking appliances (oven, gas cooktop, rangehood). Two bedrooms with built-in robes are serviced by the combined bathroom/laundry. A gas wall heater, air conditioner, and ceiling fan ensure year-round comfort. The courtyard captures the afternoon sunshine, while the single garage is accessed via a rear lane. The vibrant heart of Shannon Avenue places cafes, boutiques, and big-brand supermarkets virtually on your doorstep. So why not enjoy a coffee at House Iberia or Funk Café? Or pick up some beautiful homewares at Frankie Say Relax? Public transport and sporting grounds are also a short stroll away, while the delights of Pakington Street are within close reach. Easy Ring Road access keeps you connected to Melbourne. Potential rent return at \$350 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.