

# 25 Spearmint Boulevard, Manor Lakes, Vic 3024

## House For Sale

Wednesday, 31 January 2024



25 Spearmint Boulevard, Manor Lakes, Vic 3024

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 577 m2

Type: House



Mahesh Krishna  
0417418117



Amar Nandan  
0478371613

**\$830,000 - \$870,000**

Nestled in a tranquil neighborhood, this exquisite 4-bedroom East facing home epitomizes luxury living for families seeking space and comfort. Step into a realm of sophistication and convenience, where every detail has been meticulously crafted to cater to your lifestyle needs. Indulge in the spaciousness of four well-appointed bedrooms, including a grand master suite boasting an ensuite bathroom and his and her walk-in robes. Each room offers a retreat-like ambiance, ensuring privacy and relaxation for every family member. The heart of this home lies in its flexible floor plan, designed to accommodate various activities and gatherings. From the formal lounge to the family living area, games/theatre room, and separate study, there's ample space for every occasion, fostering harmonious living for the whole family. Prepare culinary delights in the modern kitchen, equipped with stainless appliances, 40mm stone benchtops, and a walk-in pantry for added convenience. With plenty of storage options and sleek finishes, this kitchen is a haven for aspiring chefs and culinary enthusiasts alike. Step outside into the meticulously landscaped backyard with two veggie patch garden beds, where low-maintenance outdoor gatherings await amidst flourishing fruit trees. It's time to savor the fruits of the labor put in by the current owners, as you bask in the serenity of your private retreat, with merbau raised garden beds, and a well-maintained front landscape with a Merbau retaining wall. Embrace sustainable living with features like double glazed windows, solar panels (6.6kw solar system with top-of-the-range Fronius inverter), ducted heating, and evaporative cooling, ensuring energy efficiency and comfort year-round. Other notable features include

- Bosch Solution 6000 alarm system with remote control via a dedicated app.
- CCTV Surveillance - Dahua NVR with 6 cameras for comprehensive security.
- Smart Home Features including garage door control and alarm remotely via dedicated apps.

All this set on a generous block size of 577sqm (approx.), there's ample space for outdoor activities and relaxation, completing the picture of idyllic family living. Don't miss the opportunity to make this luxurious haven your own. For more information or to arrange a viewing, contact Mahesh Krishna at 0417 418 117. Please note that photo ID is required for open inspections. For due diligence checklist, please visit the following link:  
<https://www.consumer.vic.gov.au/duediligencechecklist>

**DISCLAIMER:** All dimensions provided are approximate. The information given is for general purposes only and does not constitute any representation on the part of the vendor or agent. **PLEASE NOTE:** Open for inspection times are subject to change or cancellation without notice. We suggest checking the OFI details on the day of inspection.