

# 3 Sydenham Avenue, Manifold Heights, Vic 3218

whitford

## Sold House

Wednesday, 10 April 2024

3 Sydenham Avenue, Manifold Heights, Vic 3218

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 593 m2

Type: House



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**\$1,380,000**

Step into luxury with this stunning character home set on 593sqm (approx.) in a desirable pocket of Manifold Heights. Completely renovated with modern comforts and timeless charm, this single-level home boasts a gorgeous interior that is sure to impress. Well suited to both families and 'down sizers', it offers a quality and convenient lifestyle. Three generously sized bedrooms, main bedroom featuring a beautiful ensuite for added convenience. While all bedrooms are equipped with built-in robes, providing ample storage space. The architecturally designed home, with pitched ceiling and cleverly placed windows, bathes the open plan kitchen, dining, and living area with natural light, while in the colder months the wood fireplace adds warmth and ambiance. This inviting space opens onto a decked entertaining area, creating a seamless flow between indoor and outdoor living spaces. The kitchen is a dream for navigating busy family life or a place to sit for wine and cheese nights with friends. Featuring Bosch appliances, induction cooktop, double wall oven and an integrated dishwasher. Double glazed windows and 6.6kW solar system ensure energy efficiency, while electric ducted heating in the bedrooms, ceiling fans and split system cooling/heating in the open plan area provides year-round comfort. The garage in addition to parking, allows flexibility in use as a home office, gym space or workshop. Plus offering versatile living options with a bathroom downstairs and an enormous loft apartment upstairs including a kitchenette. Outside, you'll find a well-established, thriving vegetable garden and chook pen, perfect for those with a green thumb or a love for fresh produce! Watertanks with irrigation connected throughout. Nothing has been forgotten about here, with reinforcement mesh under the grass providing protection with garage access. A leisurely stroll of local shopping, cafes, and a variety of primary and secondary schools. The combination of this outstanding home and its convenient location presents a truly spectacular lifestyle opportunity. All information offered by Whitford is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Whitford merely do no more than pass the information on. Use of such material is at your sole risk. Whitford does not have any belief one way or the other as to whether the information is accurate and prospective purchasers are advised to make their own enquiries with respect to the information that is passed on. Whitford will not be liable for any loss resulting from any action or decision by you in reliance on the information from Whitford.