

35 Sydenham Avenue, Manifold Heights, Vic 3218

McGrath

House For Sale

Wednesday, 8 May 2024

35 Sydenham Avenue, Manifold Heights, Vic 3218

Bedrooms: 4

Bathrooms: 2

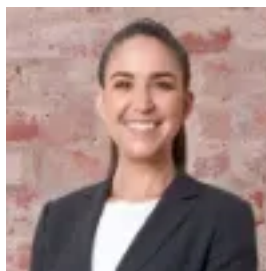
Parkings: 2

Area: 637 m2

Type: House



Carl Hammond
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Sally McKay
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\$1,800,000 - \$1,900,000

Positioned in a tree-lined pocket of Manifold Heights, this stunning residence creates a spacious haven of comfort for the whole family to enjoy. It's clear to see that no detail was spared in this dream design, with everything from double-glazed windows and hydronic heating throughout the entire home. Solid Southbeech polished timber floors and custom cabinetry enhance the modern interiors, with soaring ceilings and Velux skylights evoking an airy ambience. The generous open-plan living/dining/kitchen zone is awash in natural light and unites with a large undercover alfresco deck for sensational entertaining options. It is complete with a built-in BBQ and skylights for relaxing nights under the stars. Or you can sit back and watch the kids play amongst the landscaped gardens. A separate lounge area can be closed off for those quieter moments of repose. The kitchen epitomes contemporary elegance with Caesarstone benchtops, a large island bench incorporating a functional breakfast bar and a spacious walk-in pantry with built-in wine storage. The conveniently placed study nook is a thoughtful inclusion, while both bathrooms showcase on-trend style with floor-to-ceiling tiles, stone benchtops and hydronic heated towel rails. This family-friendly location places Newtown Primary School (zoned) within easy walking distance, while a selection of Geelong's finest private secondary schools are also close by. Walk to Shannon Avenue shops for your daily shopping needs, and Elderslie Reserve is also just a short stroll away. Approx. 10-minute drive into the CBD and Waterfront precinct, while the Geelong Train Station and proximity to the Geelong Ring Road keeps you easily connected to Melbourne. - High-quality fixtures and fittings throughout - Ilve 900mm oven and six-burner gas cooktop, SMEG dishwasher - Master bedroom: fully-fitted walk-in robe, spacious ensuite - A further three bedrooms with built-in robes - Main bathroom with a relaxing freestanding bathtub - Laundry has an abundance of storage and external access - Ducted heating/cooling, Jetmaster gas log fire, ceiling fans - Electric front gate - Security alarm system - Easy-care landscaped gardens for low-maintenance living - Remote double garage with direct entry indoors - Data cable network throughout