

**39 Mayall Crescent, Wyndham Vale, Vic 3024**



**House For Sale**

Tuesday, 7 May 2024

39 Mayall Crescent, Wyndham Vale, Vic 3024

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Jackson Caine  
0399757080



Mac Naidoo  
0399757080

**\$445,000 - \$465,000**

LJ Hooker Property Point presents 39 Mayall Crescent, Wyndham Vale. Embracing an open-plan layout, this home epitomises convenience and comfort, providing a stylish and inviting environment. Quality features include air conditioning, a thoughtful floorplan, fully fenced courtyard alfresco, and much more. Located in a peaceful pocket of Wyndham Vale near a range of parks and reserves, this home is perfect for first home buyers, families, and investors alike, with nearby access to many facilities and amenities including shopping centres, dining and retail opportunities, quality educational facilities, and public transport.

The inviting front entry leads seamlessly to a sunlit open-plan kitchen, living, and dining area adorned with expansive windows, immaculate tiling underfoot, and access to the serene back courtyard through the glass sliding doors.

Three carpeted bedrooms with built-in robes include the impressive main with spacious en suite and walk-in robe.

Main bathroom is fitted with a relaxing bathtub, separate spacious shower, and tidy vanity with under sink storage and gleaming mirror, providing a central retreat for the shared areas and remaining bedrooms.

The bright and airy kitchen is the perfect space to create delicious meals, offering a built-in pantry, plenty of storage space with stylish cabinetry, lovely island benchtop/breakfast bar, and quality built-in oven and cooktop.

This property includes a fully fenced, low maintenance courtyard with concreted alfresco, space for garden beds, fold-down clothesline, and garden shed for additional storage.

Further highlights include a single garage, additional driveway parking space, separate internal laundry, plenty of linen storage, air conditioning, downlights, and large windows for a naturally uplifting atmosphere.

With Melbourne CBD less than an hour away, residents are perfectly situated to take full advantage of a quiet, yet convenient lifestyle. Wyndham Vale Railway Station and easily accessible bus routes offer nearby public transport options for commuters. Principal Park Playground and Boxer Drive Park provide serene nearby leisure and exercise facilities. Manor Lakes Central Shopping Centre is a short drive away, as well as a range of exciting restaurant and café options. Quality local schools include zoned Riverbend Primary School, Manor Lakes P-12 College, and more.

Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au) as of 30/04/2024.