

# 40 Manuka Drive, Boronia, Vic 3155



## House For Sale

Tuesday, 23 January 2024

40 Manuka Drive, Boronia, Vic 3155

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 729 m2**

**Type: House**



Mark Hughes  
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Keith Wilson  
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**\$660,000 - \$725,000**

Incredible opportunity. Enjoying incredible elevation upon its 729sqm approx. allotment, this classic home is ready to be transformed into your dream abode with its comfortable dimensions seeking a buyer with plans to renovate or renew (STCA). Perfectly liveable in its current state, the home's family-friendly format provides the benefits of dual living zones with the formal area spanning out to the yard, while the casual domain embraces an open plan ambience. Topped off by a wonderful position that places you midway between Boronia Junction and Westfield Knox. Highlights: • Three bedrooms all with built-in-robos. • 2-way ensuite effect bathroom access from the master bedroom. • Powder room and good-sized laundry. • L-shaped lounge and dining room boasting a combustion fireplace and direct access to the backyard. • Functional kitchen adorned with timber cabinetry, Bosch gas stove, Westinghouse oven and Bosch dishwasher. • Open plan meals zone and family room. • Generous front and back yards, including space for a vegetable garden. • Benefitting from solar panels for year-round energy savings. • Ducted heating and evaporative cooling provide complete climate control. • Further enhanced by a garden shed and covered storage spaces. • Enjoying the added appeal of a wide carport and extra driveway parking. Location: • Footsteps from bus route 753. • Meters from Wells Ave Reserve and Blind Creek Trail. • 400m from Fairhills Primary School. • 650m from Fairpark Reserve. • 1.3km from Fairhills High School. • 2.2km from Boronia Junction and trains. • 2.9km from Westfield Knox Shopping Centre. • A short drive to EastLink.