

**6/115-119 Manningham Road, Bulleen, Vic 3105**



**Townhouse For Sale**

Friday, 5 April 2024

6/115-119 Manningham Road, Bulleen, Vic 3105

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Anthony Pittas  
0400079408



Nicole Qiu  
0422419357

**\$800,000 - \$880,000**

Spacious 70's interiors with lofty ceilings combine with private, fully secured front and back gardens to present a home of unmissable charm. The bustling location offers urban allure just metres to Bulleen Plaza, city bus services, and only minutes to boundless Yarra Flats parklands and trails. Discreetly enter from a locked rear entrance into a beautiful sun soaked courtyard. Proceeding to a sunny dining room where you can marvel the amazing established rhododendron from the breakfast table. Serviced by a modernised kitchen with Westinghouse appliances incl an induction cooktop, sparkling mosaic tiled feature plus extra cabinetry storage. Set directly opposite a dedicated laundry and separate toilet. The adjoining living room is enriched with warmth, with a high ceiling emphasising the generous design. A nook offers versatile options to add a desk or TV. Travelling upstairs to three brightly lit bedrooms; two with views of the mountain ranges. The master is equipped with a fitted walk-in robe and semi ensuite access to a modern bathroom with frameless shower. A second stylish bathroom with bath/vanity, plus shared separate toilet provides great convenience for everyone. Further appointed with 2 x split systems, gas ducted heating, locked gates at the front and rear of the property plus a large single carport with roller door. A perfect home for a professional couple, investor or young family seeking to attend zoned Templestowe College and Templestowe Valley Primary, along with nearby Marcellin College. A short bus ride to Macedon Square and Westfield Doncaster or Aquarena for a swim or gym session. Close to Heide Museum of Modern Art. Handy to the 903 Mordialloc bus route, freeway and cycling trails along the Yarra River. Boasting personality, the home is set in the bustling heart of Bulleen. Inspect this timeless beauty without delay! Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.