

**44 Manchester Boulevard, Officer, Vic 3809**

**House For Sale**

Wednesday, 19 June 2024

**krpeters**

44 Manchester Boulevard, Officer, Vic 3809

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 397 m2**

**Type: House**



Aman Singh  
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Jess Kennedy  
0359431111

**\$635,000 - \$695,000**

Set in an exclusive location in the heart of Officer, this first-class, magnificent 3-bedroom home represents a great opportunity if you are after low maintenance and great value. Overflowing with a stylish selection of high-end upgrades, this impeccably presented 3-bedroom, 2-bathroom residence showcases flawless finishes, near-new quality, and light-filled luxury on a commanding corner site. The master bedroom features walk-in robe and private ensuite, whilst the remaining bedrooms are fitted with double built-in robes with sliding doors to maximize floor space. Two living areas at the front and back of the house gives you plenty of room for the growing family. Spacious open-plan living/dining is accentuated by a chef-friendly kitchen graced with slick stone surfaces, a breakfast bar for relaxed mealtimes and stainless-steel appliances including a multi-function dishwasher, 600mm stainless-steel built-in oven, gas cooktop, with soft-close drawers and cupboards. Always free-flowing, there is a seamless harmony between the indoor and outdoor spaces with glass doors neatly sliding open to a timber deck, undercover alfresco, lush lawn and a low-maintenance garden. Entertaining will become second nature with so much space at your disposal. The amazing range of functional upgrades set this property apart with charming country style façade and front veranda creating another outdoor sitting area. This home also boasts separate laundry, security doors on all external doors, split system heating and cooling, double remote garage with internal access and built-in shelving and storage unit, side-gate and extra off-street parking. The very low maintenance front lawn and plants are lovingly maintained by the body corporate. Neatly nestled in family-friendly Arcadia Estate, enjoy close proximity to the Princes Freeway, Officer and Cardinia Road trains, Gumnut Park on Harmony Place, Officer Specialist School, Officer Secondary College, Bridgefield Primary School, and the lakeside appeal of the Officer Club and easy access to M1 Freeway.