

**53 MANCHESTER DRIVE, Sydenham, Vic 3037**



**House For Sale**

Wednesday, 3 July 2024

53 MANCHESTER DRIVE, Sydenham, Vic 3037

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 662 m2**

**Type: House**



Anil Amaravathi

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## Contact Agent

Discover this family home nestled in the heart of the well-established Sydenham suburb. As you enter, you are welcomed by a formal lounge that sets a warm and inviting tone. The spacious kitchen seamlessly integrates with the outdoor area, creating a perfect blend of indoor and outdoor living. Adjacent to the kitchen, the dining and living areas flow together effortlessly. This residence boasts four generously sized bedrooms, all featuring built-in robes (BIRs). The master suite is a highlight, offering a walk-in robe (WIR) and a full ensuite. A bright central bathroom enhances the living space, accompanied by a separate laundry and a double garage with internal access for added convenience. Strategically located, this property is just a short drive from Cana Catholic Primary School, Overnewton Anglican Community College, Sydenham Hillside Primary School, and various aged care and child care centres. Within minutes to Watergardens Shopping Centre and with bike access to Watergardens Station via Victoria Rd, as well as proximity to both the Calder Freeway and Melton Highway, this location is highly desirable. This is the ideal opportunity for first home buyers, savvy investors, downsizers, or developers (STCA). Notable Features: • 4 bedrooms, 2 bathrooms, 2-car garage • Expansive 662m<sup>2</sup> land size • Evaporative cooling • Spacious backyard • Potential development site (STCA) • Exceptional Opportunity for Renovators: Transform This Property into Your Dream Home This is a prime opportunity to secure a beautiful family home in a highly sought-after location. Please note that a photo ID is required for all open inspections. Open for inspections are subject to change without notice. Disclaimer: All dimensions, sizes, and layouts are approximate. The producer or agent cannot be held responsible for any errors, omissions, or misstatements. The plans and pictures are for illustrative purposes only and should be used as such. Please see the link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist>