

**2/62-64 Manningham Road, Bulleen, Vic 3105**



**Townhouse For Sale**

Thursday, 4 July 2024

2/62-64 Manningham Road, Bulleen, Vic 3105

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Anthony Pittas  
0400079408



Andrew Keleher  
0417599135

**\$700,000 - \$750,000**

Located within minutes of the gateway to the Eastern Freeway, 'Karinya' welcomes a contemporary and peaceful enclave of townhouses for those with a busy lifestyle that need everything at their fingertips. Inside, the open-plan living and dining space, is light bathed with high ceilings and a stylish neutral colour palette teamed with polished hardwood Tasmanian Oak floors. The kitchen provides the ease of stone benchtops and stainless steel cooking appliances (gas cooktop) plus a breakfast bar to enjoy a relaxed meal or coffee. Extending to a paved courtyard with shade sail for warmer weather gatherings. Guests are serviced by a ground floor powder room, with a separate laundry handy for the residents. Being low maintenance inside and out just adds to the overall appeal. Displaying 2 bedrooms upstairs, including a master with walk-in robe and semi ensuite access to a pristine modern styled bathroom with bath and shower. In addition to a sunny study perfect for a professional working from home, or teen studying. Further features include: ducted heating and evaporative cooling, split system upstairs, blinds, linen press, water tank, garden shed and a single lockup garage. The location is close to all your needs and just a short walk to Bulleen Plaza and medical services. Central to Macedon Square eateries, Westfield Doncaster shopping and entertainment and several local restaurants. Handy to public and private schools, Yarra Flats, Banksia and Birrarung Parklands, Heide Museum of Modern Art, numerous golf courses and the Koonung Creek Trail. Park n' Ride is minutes away, along with direct access to the Eastern Freeway. 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.