

# 49 Irvington Road, Manor Lakes, Vic 3024

## Townhouse For Sale

Sunday, 23 June 2024



49 Irvington Road, Manor Lakes, Vic 3024

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Manu Dang

**\$529,000 - \$559,000**

Truwest Real Estate brings to market a stunning investment piece to kick off your portfolio, or a great step into the market with this turn-key style designed townhome. This home is currently under construction, which will see eligible purchasers obtain Stamp Duty Exemptions/First Homeowners Grant. Your new residence is place among the Village, which is the encouraging you to live, shop and play locally with established amenities surrounding. The floor plan spans across two floors: -Entry Hallway welcomes you into the main foyer of the home, with a linen/coat cupboard as you enter -Sitting room is beaming with natural light from the large window at the front -Nestled under the stairs you will find a WC and Laundry, along with storage -Open Plan Living/Dining/Kitchen with Alfresco leading out to the backyard -L-shaped Kitchen with Island Bench features 40mm stone benchtops and 900mm appliances -Rear loaded double car garage with rear roller door access to the backyard -Bedroom 1 upstairs features a WIR and Ensuite, with extended vanity space -Bedroom 2 and Bedroom 3 are serviced by a main Bathroom with separate WC, along with built in robes -A linen cupboard upstairs is also a necessity for storage! The finer details show that no detail has been left unthought: -Quality engineered timber flooring throughout the ground floor, with carpet upstairs -Pitched Roof Front Façade, features Colourbond roof -Blinds throughout -An abundance of downlights throughout the home -Dishwasher included -Kitchen includes microwave space and power point Manor Lakes is located in Melbourne's West, approximately 37kms from the CBS and is the ideal location for those who are seeking to join a family friendly community, that is well established. The area is well connected with public transport, Vline and a large shopping centre, along with plenty of education options and sporting ovals. Estimated completion from the experts in townhouse living note that completion is approximately 6 - 8 weeks away. This incredible light filled, open plan living opportunity will not last long, so for more information please contact Manu Dang on 0414 172 072. Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist>DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.