



3 Sydenham Avenue Manifold Heights VIC

3 2 4

This charming home is perfectly positioned in this sought after pocket featuring a welcoming entry hall, north facing living room flowing to the central Timber kitchen, casual meals area with breakfast bar, 3 spacious bedrooms, all with built in robes and an updated bathroom with spa and a fully fitted laundry.

Outside a large enclosed decked outdoor pergola area with sink and bench, wood heater and alfresco blinds to keep out the weather is perfect for entertaining all year round.

A side drive leads to a carport and an over sized garage with toilet, shower and hand basin while on the second level of the garage is a retreat with kitchenette, dining area, lounge and bedroom perfect for guest or older children.

Price : \$ 525,000

View : <https://www.mayfieldrealestate.com.au/sale/vic/geelong-district/manifold-heights/residential/house/5672712>



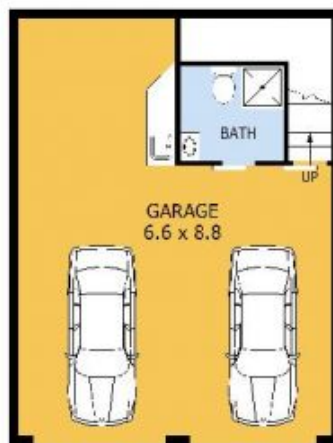
Mark Mayfield
03 5272 1288



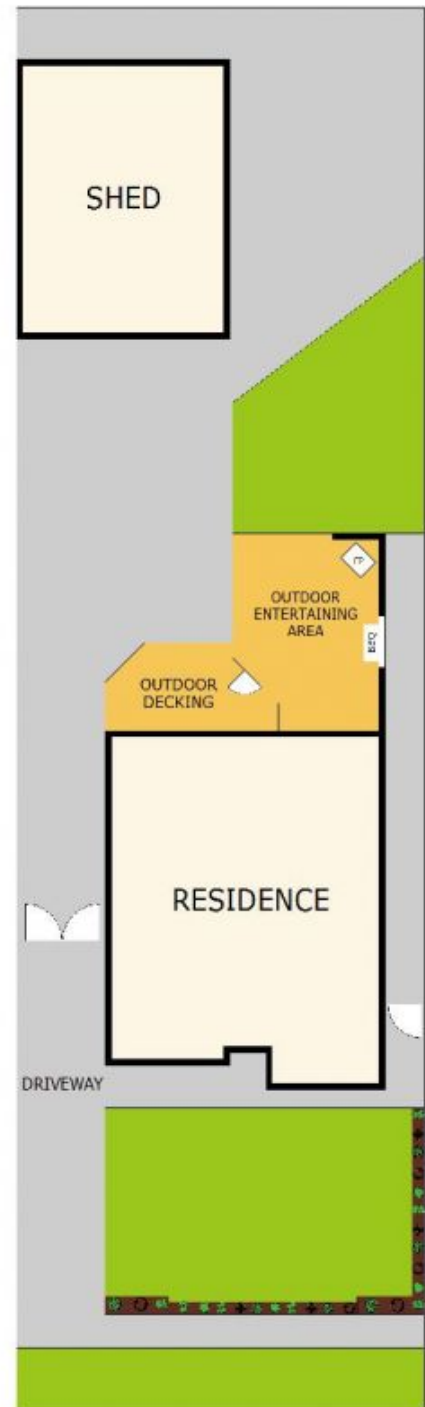
Vicki Crawley
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FIRST FLOOR



GROUND FLOOR



SITE PLAN



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 95 m ²
Deck	- 14 m ²
Entertaining Area	- 29 m ²
Out Building	- 116 m ²



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