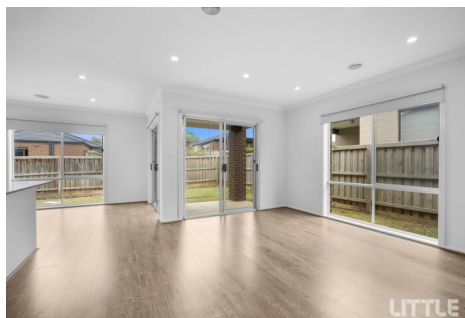


**\$590,000 - \$630,000**

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📍 11 Boulderwood Way WYNDHAM VALE VIC



**\$590,000 - \$630,000**

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## Spacious and Contemporary 4-bedroom family Home - Close to Train Station

This four bedroom family home is nestled in a quiet street of a tranquil neighbourhood within close proximity to Wyndham Vale station and Manor Lakes Central shopping centre.

Complete with generous open plan kitchen and living/dining area, family bathroom with bath, shower and separate toilet, the main bedroom is appointed with walk-in-robe and ensuite bathroom and the other three bedrooms all with built in wardrobes.

This property includes stainless steel appliances in the kitchen, split system cooling, ducted heating, a separate laundry and big double garage with space for two cars plus more.

Loads of natural light makes for an idyllic lifestyle in this low maintenance home. Living/dining area at rear of the house opens to a sheltered alfresco area and secluded backyard.

- Low maintenance floorboards to main living areas
- Carpet to all bedrooms
- Open plan kitchen/living/dining at rear
- Sheltered and light-filled porch area

Relax and enjoy the convenience of everything the Wyndham Vale area has to offer, with easy access to local parks, childcare, schools, shopping and public transport.

For more information, please contact Andrew Car.

### 3 x LITTLE THINGS WE LOVE

- Wyndham Library - Manor Lakes  
Public library with computer access and a fully equipped I.T. learning room.

- Manor Lakes Central Shopping Centre  
Coles supermarket, Kmart, pharmacy, fitness centre, fast food, fresh food, cafes, restaurants and loads of parking.

- Wynbrook Estate Park  
Local park with children's adventure playground, sheltered picnic tables and loads of open space for fun and games.

Disclaimer: Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility.

**\$590,000 - \$630,000**

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 11 Boulderwood Way WYNDHAM VALE VIC



**Andrew Car**

*Sales Consultant - Licensed Estate Agent, VIC*

[andrew.car@little.com.au](mailto:andrew.car@little.com.au)

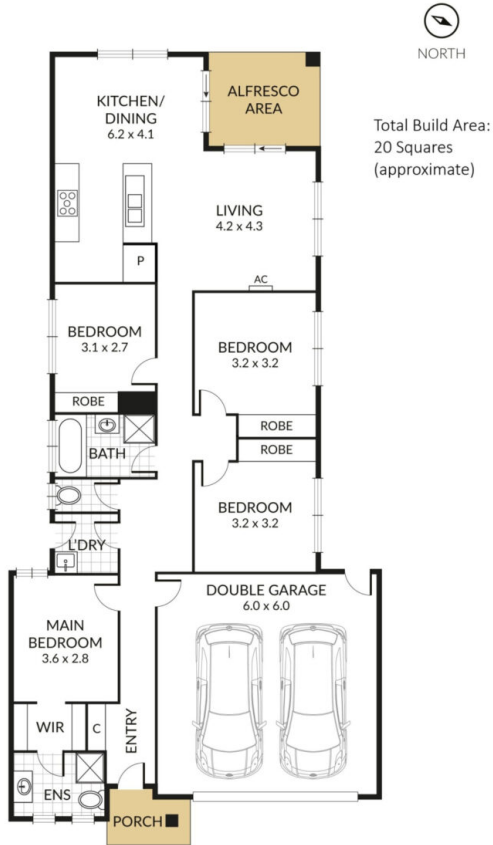
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\$590,000 - \$630,000

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NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.