



## 9 Ixora Crescent Manor Lakes VIC

3 2 2

Perfectly positioned in the highly sought-after 'Botanica' estate in Manor Lakes, this gorgeous double storey, family home is within close proximity to the Wyndham Vale Train Station, Manor Lakes Shopping Centre, Manor Lakes P-12 College, childcare centres, local walking trails and parks.

### Property Features:

- ? Large master bedroom with walk in robe and ensuite; remaining bedrooms with built in robes
- ? Large modern kitchen with quality stainless steel appliances, 900mm oven & dishwasher
- ? Undercover alfresco area with a security door
- ? Central bathroom with separate toilet and laundry
- ? Double remote-control Garage with internal access and external

Other features include: tiled splashback and loads of

**View** : <https://www.ypa.com.au/7364295>



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