



## 33 Manny Paul Circuit Burnside Heights VIC

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Located in the high-demand suburb of Burnside Heights, close to multiple sought-after schools, parklands, playgrounds, shopping, and much more, it is easy to see why the area is in such high demand.

**Price** : \$ 735,000  
**Land Size** : 462 sqm  
**View** : <https://www.ypa.com.au/8163656>

Upon entry, you are met with the master bedroom, which features abundant natural light and ceiling fan, and is further complimented by a walk-in robe, and a stunning ensuite featuring a stone benchtop. The remaining three bedrooms are great in size, feature built-in robes, and are serviced by a bright central bathroom with the same quality as the ensuite.



**Kate McGlone**  
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The heart of the home offers a modern kitchen complete with all the necessities such as 40mm stone bench tops, ample bench and storage space, massive walk in pantry, and 900mm stainless-steel gas cooktop, rangehood and



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

