



## 76 Manooka Road Brookfield VIC

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Located in the quiet pocket of Brookfield in the Botanica Springs Estate, situated across from a reserve with a walking track and large dam, offering the peace and serenity at your doorstep. While having easy access to the newly opened Binap Primary School and established Melton Christian College and only moments away from local parklands, freeway access, Melton Train Station, Station Square Shopping Centre and so much more!

As you enter through the front door you are met with a formal living area providing an ideal space for the whole family to enjoy. As you move down the hall you are met with the large master bedroom that features a bright ensuite boasting double vanity and a larger shower.

The remaining three bedrooms are located at the rear of the home, and all come fitted with built in robes and are serviced by the modern central bathroom featuring a

**Price** : \$ 561,000  
**Land Size** : 400 sqm  
**View** : <https://www.ypa.com.au/8168732>



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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.

