



## 50 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, this property offers both 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. Adjacent to this is the main bedroom, which is large in size and features a huge walk through his and hers robe that directly leads to the stunning ensuite which boasts a larger shower and double vanity. The remaining three bedrooms the property has to offer all feature built in

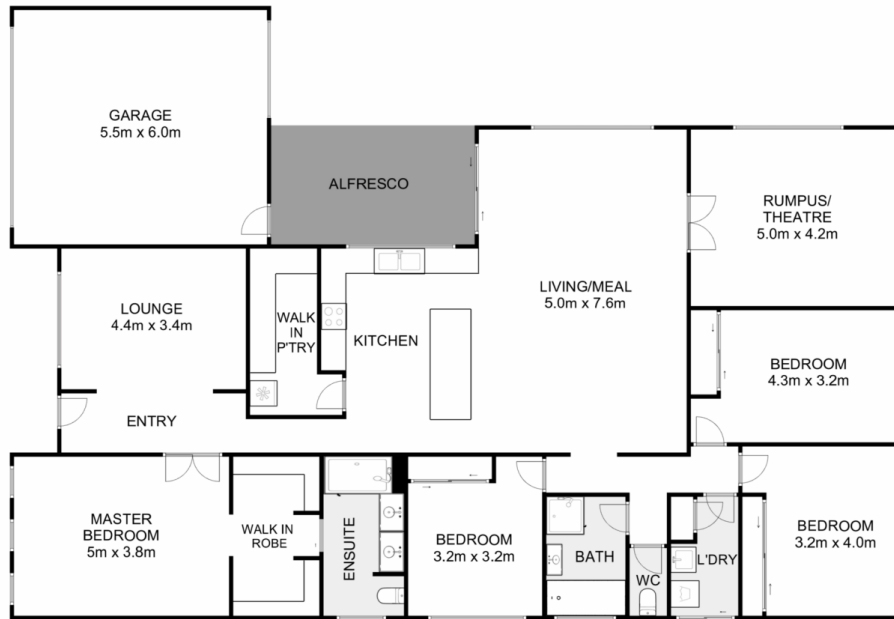
**Price** : \$ 630,000  
**Land Size** : 512 sqm  
**View** : <https://www.ypa.com.au/8287935>



**Shane Spiteri**  
0488 980 115



**Ricky Frew**  
0402 007 100



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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.

