



Disclaimer The measurements provided of the land and/or property may not be 100% accurate. In order to satisfy yourself of the exact dimensions of the property/land/or of each room, we advise you to conduct your own measurements and/or engage the services of a licensed surveyor. Responsibility for any omissions or errors contained herein is expressly denied. Jellis Craig (Doncaster) and Company Pty Ltd ABN 34215757717, Licensed Estate Agents, Auctioneers and Property Managers.

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**Jellis  
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BULLEEN 13 Mangan Street

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## Perfect family living in ideal location

Inviting a superb lifestyle, this impressive property offers the best of low maintenance, easy living. Quietly and conveniently positioned handy to several excellent schools, transport, CBD access via freeway, endless acres of Yarra parklands, Bulleen Plaza shopping, gyms and cafes. Immaculate throughout blending modern and traditional beautiful indoor and outdoor spaces this wonderful home will appeal to many. Formal lounge with OFP flows through to a magnificent open kitchen family and dining room that extends out to a stunning courtyard and deck with wood fired pizza oven and BBQ area. The fabulous outside entertaining room with bathroom is also perfect for guest accommodation. Privately zoned in a separate wing are 3 bedrooms, modern bathroom, master with ensuite and WIR.

**AUCTION** Saturday 26th September at 12.30pm

**INSPECT** As advertised or by appointment

**LAND** 680 sqm approx.

**CONTACT** Anthony Pittas 0400 079 408  
Thi Nguyen 0423 027 036

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**WEB** [jellisraig.com.au](http://jellisraig.com.au)





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- PRIVATE SALE**
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