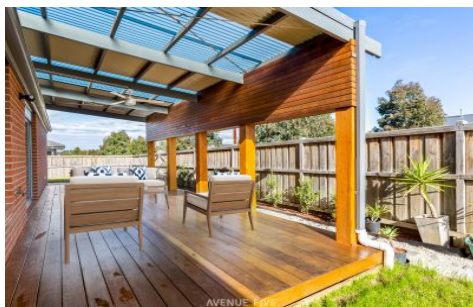


# AVENUE FIVE



## 38 Manna Gum Drive Mount Duneed VIC

4 2 2

Appointed on a generous 512m2 approx corner block, with side access, in the high sought after pocket of Mount Duneed. Located a short stroll from Club Armstrong, schools, parks, and ever-expanding Armstrong Creek Town Centre, 38 Manna Gum Drive offers plenty of space for a growing family or low maintenance living for a downsizer.

Mount Duneed continues to provide appeal to families with its proximity to the conveniences of Geelong City and the beaches and recreation of Torquay and the Surf Coast.

This home offers Four generous bedrooms, a separate rumpus, and a games room located between the 2nd and 3rd bedrooms, making for a perfect kids retreat.

The master with an ensuite and walk-in robe is well proportioned and set back behind the study at the front of the home. The other bedrooms all have built-in-ropes and carpet to keep it cosy during winter, in addition to ducted

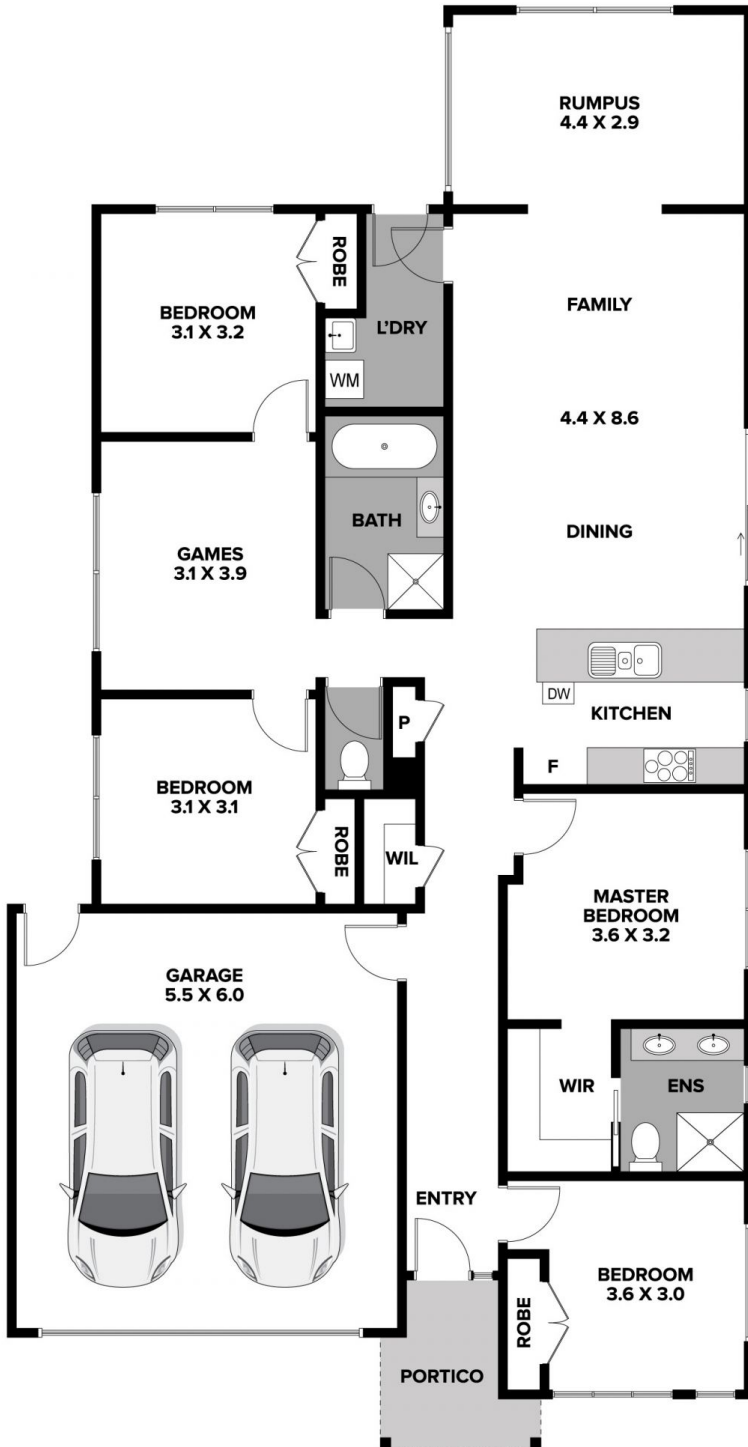
**Price** : \$749,000  
**Land Size** : 512 sqm  
**View** : <https://www.avenuefive.com.au/sale/vic/geelong-district/mount-duneed/residential/house/6933528>



**Sam Parsons**  
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**Luke Eustace**  
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**38 MANNA GUM DRIVE, MT DUNED**

THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE.  
LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

**AVENUE FIVE**