



2/289 Manningham Road TEMPLESTOWE
LOWER, VIC

 2  2  1

Fantastic and Affordable Town Residences in the Heart of Templestowe Lower

Exclusively situated in one of Melbourne's most sought-after suburbs, Templestowe Lower, 289 Manningham, as a boutique townhouse project, is holding an enviable location for either owner occupiers or astute investors.

Only 3 available out of just 6 luxury townhouses, 289 Manningham is designed for dual residential/commercial usage with flexible floor plans and top European finishes.

Lot 3, 2 bedrooms, 2 bathrooms, 1 home office and 1 car garage
Lot 4, 2 bedrooms, 2 bathrooms, 1 home office and 1 car garage
Lot 5, 2 bedrooms, 2 bathrooms, 1 home office and 1 car garage

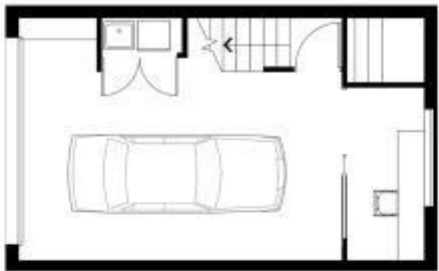
Sizes range from 126.78 to 144.99sqm. Internal size is 145.1sqm for U3 and 141.4sqm for U5



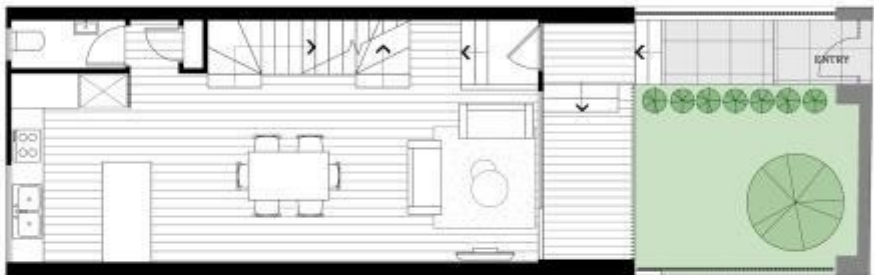
Gerry Wang

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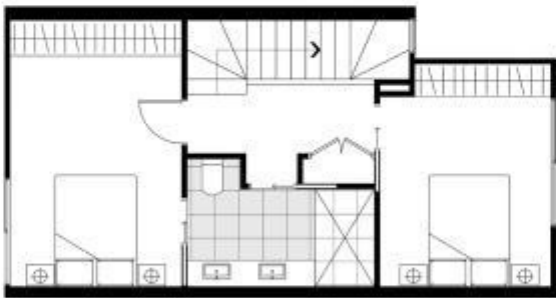
289 MANNINGHAM ROAD
TEMPLESTOWE LOWER



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

2	BEDROOM
1	STUDYROOM
1	BATHROOM
1	TOILET
1	SITTING
	GARAGE

GROUND	33.9M ²
FIRST	44.1M ²
SECOND	39.3M ²
PDS	27.8M ²
TOTAL	145.1M ²

Disclaimers: Please note that the Architectural Plans were produced prior to completion of construction and is indicative only. Changes may be made during construction. Dimensions, floorboards and tile layout, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. Any furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, TV connection points and the like. Purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted and when built will reduce the ceiling height. External architectural elements are not shown for clarity.