

**14 Brookwater Parade, Lyndhurst, VIC, 3975**



**House For Sale**

Tuesday, 26 November 2024

14 Brookwater Parade, Lyndhurst, VIC, 3975

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Chaminda Gunasekara

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## DREAMS DO COME TRUE

LYNDHURST: Welcome to 14 Brookwater Parade, Lyndhurst - a beautifully presented home that effortlessly combines comfort and convenience. Designed for family living, this well-maintained property boasts four generously sized bedrooms, a dedicated study, and two expansive living areas, ensuring plenty of space for everyone to relax and unwind.

The home sets on an impressive approximate 620 sqm block, this home spans approximately 37 squares, offering a perfect blend of spaciousness and modern living, complete with an oversized garage for added convenience.

The stylish kitchen is a true highlight, featuring a walk-in pantry, a 900mm 5-burner cooktop, a skylight that fills the space with natural light, stone benchtops, and a host of other thoughtful touches.

Outside, the home continues to impress with a spacious outdoor entertainment area, perfect for hosting guests or enjoying the tranquillity of the meticulously kept gardens. This property truly has it all, offering a lifestyle of ease and elegance.

### Unbeatable Location:

\*Two minute walk to Marriott Waters Shopping Centre and Great Beginnings Childcare Centre

\*Lyndhurst Primary School: Approx. 9-minute walk

### Marriott Waters amenities nearby:

\*Wetlands, ovals, Livvi's Playground, and walking trails

\*Marriott Waters Family and Community Centre (12-minute walk) with swimming, gym, and community activities

### Public Transport and Accessibility:

\*Bus stop: Approx. 4-minute walk

\*Merinda Park Station: Approx. 5-minute drive

\*Easy access to Westernport Highway and Thompson's Road

14 Brookwater Parade is more than a house; it's a lifestyle choice. Don't miss the chance to call this incredible property your new home!

**BOOK AN INSPECTION TODAY, IT MAY BE GONE TOMORROW - PHOTO ID REQUIRED AT ALL INSPECTIONS!**

### DISCLAIMERS:

Every precaution has been taken to establish the accuracy of the above information, however it does not constitute any representation by the vendor, agent or agency.

Our floor plans are for representational purposes only and should be used as such. We accept no liability for the accuracy or details contained in our floor plans.

Due to private buyer inspections, the status of the sale may change prior to pending Open Homes. As a result, we suggest you confirm the listing status before inspecting.

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