

# 1 Carmen Court, Lilydale, Vic 3140



## House For Sale

Wednesday, 24 April 2024

1 Carmen Court, Lilydale, Vic 3140

Bedrooms: 6

Bathrooms: 3

Parkings: 6

Area: 1810 m2

Type: House



David Egan  
0408588936



Lynn Mitchell  
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**\$1,245,000 - \$1,325,000**

ONSITE AUCTION. Saturday 18th May 2024 at 4.30 pm. 10% deposit with flexible settlement terms of 60/90 days. Spread across nearly half an acre, this corner property with a divinely renovated residence, a dependant person's unit and a dream set up for fun and entertainment, is a one-of-a-kind sanctuary for the growing or multi-generational family. Brightly light-filled, thanks to its north-facing orientation, the stylish main residence features inviting communal spaces, consisting of two living areas, and a central study and dining hub enhanced by Velux skylights, custom cabinetry, shelving and storage. The accompanying kitchen is equipped with a 900mm SMEG oven, 900mm rangehood, dishwasher, stone and timber benches, a walk-in pantry with fridge plumbing, and a bi-fold servery window that makes serving the outdoor areas a cinch. Four bedrooms and two stunning bathrooms reside within the residence. This includes a privately-winged master suite that boasts a walk-in wardrobe, a breakfast deck and an ensuite. Downstairs, a large laundry, complete with a secondary built-in study area, terrific storage and a toilet provides seamless access to the backyard. Out there, everything a family could desire rests amongst landscaped gardens. This includes a solar heated swimming pool, outdoor shower, an expansive covered deck, large fire pit area, play equipment plus a basketball court, complete with a ring. The dependant person's unit can also be accessed from the backyard or its own front entrance. It contains two bedrooms, including one with a built-in wardrobe and ensuite effect access to a combined bathroom/laundry, a living/dining room, well-equipped kitchen, a split system heater/air conditioner and a sunbathed alfresco balcony. An impressive list of extras complements the property, such as a digital front door lock, heating, cooling, solar roof panels, three hot water services, security cameras, two 2,000-litre water tanks, generous shed, wood shelter and under-house storage, plus terrific parking for the family's cars, work and leisure vehicles, including a single carport, a gated parking space and a tall, auto-gated double carport. The property's idyllic location adds further allure, situated alongside Carmen Court Playground and the Warburton Rail Trail. Close to bus services and the vibrant townships of Lilydale and Mount Evelyn, offering easy access to excellent local shops and eateries, malls, schools, great community and recreational facilities, Lillydale Lake and Lillydale Train Station.