

**10/17 Golden Elm Way, Lyndhurst, Vic 3975**



**House For Sale**

Saturday, 18 November 2023

10/17 Golden Elm Way, Lyndhurst, Vic 3975

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 157 m2**

**Type: House**



Vas Selvaraj  
0359913888



Kamal Bajwa  
0359913888

**\$520,000- \$572,000**

Set in the renowned Lyndhurst location, this amazing property presents an opportunity you can't pass up. Ideal for first home-buyers, down-sizers or investors, nothing left to do but move in and enjoy! Comprising two spacious bedrooms with built-in robes, jack & jill bathroom, open plan living and dining plus a beautifully appointed kitchen complete with stone benchtops, kitchen island, pendant lights, tiled splashback, built-in pantry, and quality stainless steel appliances. Flowing on from the family lounge and dining area, the private courtyard with decking and low maintenance garden is a brilliant all year-round entertaining space for family and friends. A bonus feature of this property is the ample off-street parking, single garage with internal access, and a garden shed. With everything at your door, this immaculate family home is conveniently located within close proximity to scenic parklands, Lynbrook train station, Marriot Waters Reserve & Shopping Centre, Lyndhurst Primary School, Lynbrook Primary School, Lyndhurst Kindergartens, and easy access to freeway. Features:- Gas ducted heating- Split system air-conditioner - Stunning floorboards - Quality blinds & curtains- Single garage- Outdoor patio with decking- Garden shed- Low maintenance gardens Privacy: Your entry to this property provides consent to the collection and use of personal information for security purposes. It may be used to provide you with further information about the property, other properties and services marketed by Casey Estate Agents. Please advise our consultant if you do not wish to receive further information. Our full privacy statement is available at our office or online [www.caseyestateagents.melbourne](http://www.caseyestateagents.melbourne). This is an advertising brochure only. Casey Estate Agents has prepared this brochure on the instructions of the vendor in order to advertise the property. We have not verified the accuracy of the information contained within. You should not rely on this brochure as proof of the facts stated. You should independently verify the matters stated in this brochure before making your decision to purchase. Casey Estate Agents accepts no liability or responsibility for claims arising from a reliance of the information herewith.