

12 Heritage Drive, Lilydale, Vic 3140



House For Sale

Friday, 24 May 2024

12 Heritage Drive, Lilydale, Vic 3140

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 732 m2

Type: House



Ashley Hutson
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Carl Payne
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\$1,150,000 - \$1,220,000

Flaunting style, space and splendid views, this spectacular family entertainer combines the allure of formal, family and leisure zones with tasteful finishes and fabulous entertaining in a peaceful setting. Positioned in the Heritage Hills Estate that offers incredible access to the delights of Warburton Rail Trail and Lilydale Lake. Forming the core of the home, the entry point flows over gorgeous Jarrah floorboards and guides you past the formal lounge room with plantation shutters, to the rear of the home where modern indoor-outdoor entertaining is reflected. The open plan kitchen, meals and family zone embraces a wonderful combustion fireplace, waterfall stone benchtops, 900mm appliances, Bosch dishwasher plus an island breakfast bench, while stackable sliding doors link the space out onto a splendid alfresco deck with café blinds, ceiling fans and beautiful views across Lilydale. A large downstairs rumpus/billiards room creates a magnificent family entertaining space with a flickering electric fireplace and timber bar where guests can rest their drinks whilst chatting to friends. From here, step out onto the manicured backyard, complete with a paved entertaining zone, lush lawn and tan bark area – ideal for a children's swing set or trampoline. Providing additional appeal for families, the home offers a study nook plus four stylish bedrooms; three with mirrored built-in robes and master detailed with a ceiling fan, plantation shutters and fitted walk-through-robe to ensuite boasting floor-to-ceiling tiles, timber vanity, large shower with dual rainfall-effect shower heads plus a toilet. Additionally complemented with a bright family bathroom, two separate toilets, large laundry, ducted heating, evaporative cooling, 5kw solar panels, under stair storage, shed, under house access/storage plus double garage with rear roller door. Wonderfully situated, within walking distance to bus stops, the Warburton Rail Trail, Heritage Hills Estate, Lilydale Lake and Playground. A few minutes' commute to Main Street shops, cafes and restaurants, Lilydale Marketplace Shopping Centre, Lilydale Train Station, plus Birmingham Primary School, Lilydale Primary School, Yarra Hills Secondary College, Lilydale High School and Mount Lilydale Mercy College.