

# 12 Watergum Avenue, Lyndhurst, Vic 3975

## Sold House

Tuesday, 26 September 2023

12 Watergum Avenue, Lyndhurst, Vic 3975

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Shan Dias  
0416891662



Rinaldi Cooray

**\$770,000**

We welcome you to this luxury family home with two spacious living areas located in the heart of Lyndhurst. Bosting large and spacious bedrooms/ living areas, this good sort after home with its modern floor plan and minutes away from all public amenities will exceed your expectations. The main bedroom provides a full en-suite and a spacious walk-in robe and the other three bedrooms with built-in robes. This home also includes a well-equipped kitchen with loads of bench and cupboard spaces, featuring a 900mm gas cooktop, 900mm integrated oven/ range hood, and a dishwasher for your convenience. The kitchen overlooks the dining and main lounge and second living area for that desirable open-plan living. Complemented by gas ducted heating and evaporative cooling, adequate storage, a double remote garage, and a large backyard that provides ample space for kids or pets to play pets to run around. Located within walking distance of the Lyndhurst/Lynbrook train station, and bus stops, transport will be the least of your worries. This family home is within a minute's walk to parkland, a short drive to Marriott Waters shopping center, a short walk to a service station/grocery mart, plus easy access to Monash Freeway, Westernport Highway, and East Link making it one of the best locations in terms of access to any part of Melbourne. For more information and to arrange an inspection call Shan on 0416 891 662. PLEASE NOTE: PHOTO ID REQUIRED AT ALL INSPECTIONS Disclaimer: We have in preparing this document used our best endeavors to ensure that the information contained in this document is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements in this document. Prospect purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own inquires and refer to the due diligence checklist provided by Consumer Affairs. Click on the link for a copy of the due diligence checklist from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>