

13 Albida Parade, Lyndhurst, Vic 3975



House For Sale

Wednesday, 22 November 2023

13 Albida Parade, Lyndhurst, Vic 3975

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 525 m2

Type: House



Idriss Paykari
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Rohullah Paykari
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\$1,020,000 - \$1,120,000

Welcome to 13 Albiba Parade, Lyndhurst - A beautiful home nestled within the ever-popular MARRIOTT WATERS ESTATE, provides a sophisticated combination of quality and practicality to give you the complete package. Initially arriving at the property you are met by the striking front facade which makes great use of timber & brick to offer a wonderfully contrasting and ultra-modern look for the home. As you step into the home, you will be greeted by a seamless floor plan that effortlessly caters to the needs of a contemporary family lifestyle. Presenting four spacious bedrooms complemented with its excellent indoor/outdoor flow all positioned on a 525 sqm (approx.) allotment there is ample of space for the whole family to enjoy. Venturing further into the home via floor tiles, you are then met by the open-plan living and dining area which serves as the central hub of the home with an abundance of natural light, space, and storage to utilize. With stunning feature lights and stainless steel appliances the kitchen is a delightful part of the home which is further complimented by the pantry and dishwasher. The outside entertaining area is wonderful for relaxation with family and friends. Features: - Three Separate Living Areas; Formal lounge, family and dining area as well as Rumpus/theatre room. - Master bedroom boasts private ensuite and walk-in-robe - Modern kitchen overlooks dining and outdoor entertaining - Kitchen with premium stainless steel appliances, a pantry, and ample cabinetry - Three added bedrooms feature BIR's sharing the central bathroom - Separate laundry - Free-flowing design adjoining living and outdoor spaces - Split system air conditioning and ducted heating for year-long comfort - Generous outdoor entertainment area for entertaining - Low-maintenance yard - Convenient drive to local schools, hospitals, and shops - LED Lights throughout, fully fenced One of the prestigious characteristics of Marriott Waters is its Residents Club. The Residents Club includes a fully equipped gymnasium with a wetland view, function and multi-purpose rooms, and a pool. Close proximity to Marriott Waters shopping center, Lyndhurst Primary School, Lyndhurst Kindergarten, Early parenting center, Maternal and child health services center, Easy access to Thompsons' Road and Western Port Highway, Lynbrook Train Station is approximately five minutes drive away from the house and Merinda Park Train Station.