

# 13 Elliott Parade, Lynbrook, Vic 3975

AREA SPECIALIST  
Rapid

## House For Sale

Friday, 3 May 2024

13 Elliott Parade, Lynbrook, Vic 3975

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 676 m2

Type: House



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**\$795,995 to \$845,000**

Nestled in the heart of Lynbrook, this exceptional family home offers a harmonious blend of space, comfort, and convenience. Positioned on a generous 676 sqm block of land, this residence provides ample space for the entire family to flourish and relish in the quintessential suburban lifestyle. Boasting 6 spacious bedrooms and multiple expansive living areas, this home radiates a feeling of openness and adaptability that is certain to captivate. Recently renovated with fresh paint, new carpets and more, everything is ready for you to simply move in and unwind. The outdoor living space is equally impressive, featuring a sizable backyard that offers endless potential. Whether you dream of a lush garden, a play area for children, or a serene setting for outdoor gatherings, this expansive land caters to your desires. This rare opportunity presents a complete lifestyle property that ensures privacy while remaining in close proximity to all desired amenities. Schedule your inspection before it's too late!

**Main Features of the Property:** Land Size: 676 sqm (Approx.) 6 Large Bedrooms Master With Ensuite & WIR Built In Robes 3 Bathrooms Multiple Massive living Areas High Quality Appliances Ducted Heating Evaporative Cooling Ducted Vacuum System Double Car Post Pergola Water Tank Outdoor Entertainment Area Close To All Amenities

You cannot get better than this location. Located minutes away from the M1 Freeway, South Gippsland Hwy, and other amenities such as: Primary and Secondary Schools Medical Centers Public Transport Lynbrook Shopping Centre Lynbrook Train Station South Gippsland HWY Princes HWY Sporting Facilities Cafes and Restaurants

**Chattels:** All Fittings and Fixtures as Inspected

**Deposit Terms:** 10% of Purchase Price

**Preferred Settlement:** 90/120 days

**PHOTO ID REQUIRED AT OPEN HOME**

**DISCLAIMER:** All stated dimensions in the content and photos are approximate only. Due diligence checklist: <http://www.consumer.vic.gov.au/duediligencechecklist>. For more Real Estate in Lynbrook contact your Area Specialist.

Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.