

# 13 Lyons Avenue, Burnside Heights, Vic 3023

West Realty

## House For Sale

Friday, 5 April 2024

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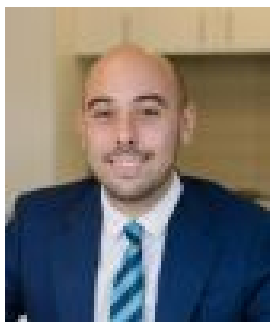
Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 591 m2

Type: House



Victor Stassinis  
0426272533



Darren Lambert  
0393611883

## Contact Agent

Meticulously maintained and presented throughout, this Porter Davis 'Prestige' residence delivers the ultimate in family living. Built by its current owners, the free – flowing home is highlighted by vast proportions, beautifully landscaped gardens and an incredible outdoor alfresco area that is perfect for year-round entertaining! With the bonus of side access and an option to easily convert one of the internal spaces into a 4th bedroom, this much-loved family home will impress those refusing to compromise. Upon entry, an impressive foyer with its high ceilings and feature tile boarder flows through into an elegant formal living and dining area. An expansive family domain at the rear of the home incorporates a well-appointed kitchen featuring stainless steel appliances, pyrolytic oven, induction cooktop, dishwasher and breakfast bar with an adjoining living and dining area, perfect for entertaining family and friends. A palatial main bedroom suite is designed to impress with a spacious retreat area, WIR and ensuite featuring double vanity and an oversized shower. Two (2) further bedrooms, (both with BIR) share the modern family bathroom. Outside is the real showpiece! Enjoy seamless indoor/outdoor living in the decked, undercover alfresco area that has recently been extended to incorporate a louvered roof - an electronically controlled roofing system that can be opened and closed at the click of a button. With the addition of pull-down café blinds, this entire space can be closed off to outstand Melbourne's unpredictable weather conditions. The beautifully landscaped gardens featuring established trees, plants and hedging has been meticulously planned to incorporate an irrigation system, vegetable gardens, multiple sheds and a private side access space, perfect for those with a boat or caravan! Positioned on a 591sqm corner block and positioned near all the amenities you could desire including the highly sought after Koroit Creek Primary School, Gilson College, local parklands, Water Vale shopping precinct, Caroline Springs town centre, cafe's, restaurants, public transport and much much more! Extra features include – Evaporative cooling, ducted heating, split system, intercom, downlights throughout, window furnishings, solar panels, water tanks, fruit trees, double remote garage with internal access and much more! Call now to avoid disappointment!