

146 Brookwater Parade, Lyndhurst, Vic 3975

AREA SPECIALIST
CASEY

Sold House

Friday, 11 August 2023

146 Brookwater Parade, Lyndhurst, Vic 3975

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 504 m2

Type: House



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Lyndhurst: SQUAREVO ESTATE: This brand-new luxury home offers a range of impressive features. It has a total of five bedrooms, three with full ensuites and two with semi ensuites. The house also includes multiple living areas, providing ample space for relaxation and entertainment. The ground level of the house features a spacious entryway with high ceilings and Parquet flooring, creating a grand and welcoming atmosphere. There is a guest bedroom, which can also serve as the fifth bedroom, along with a powder room for added convenience. The kitchen is truly remarkable, with a grand design that includes a 60mm waterfall stone benchtop, a bulkhead, and a glass splashback. Additionally, there is a butler's kitchen and a walk-in pantry, catering to the needs of a modern household. The meals and family areas lead to a theatre room, perfect for enjoying movies and other entertainment. The laundry is equipped with a walk-in linen cupboard. Moving to the upper level, you'll find the grand master bedroom, complete with a walk-in robe and built-in robes for ample storage space. The ensuite in the master bedroom features stone benchtops, a dual vanity, and a spa bath, creating a luxurious retreat. The upper level also includes a spacious balcony and a rumpus room, providing additional areas for relaxation and recreation. The bathrooms on this level feature floor-to-ceiling tiles, adding a touch of elegance. Furthermore, there is a home office or study area with a sink, offering a designated space for work or study. In terms of additional features, the property boasts see-through staircase, adding a unique architectural element. It also includes refrigerated cooling and heating, ensuring optimal comfort throughout the year. LED downlights are installed throughout the property, providing energy-efficient and stylish lighting. A fireplace is present in the living area downstairs, creating a cozy ambiance. Finally, there is a spacious alfresco area, perfect for outdoor dining and entertaining. Overall, this property offers a luxurious and well-designed living space, with a range of modern amenities and elegant features that cater to comfort, convenience, and style. The main features of the property - Land size: approximately 504 SQM - Built in 2023 - Built by Mervick - French Provincial Façade - High Ceilings - 5 bedrooms - 4 bathrooms - Powder room - Master bedroom with WIR and BIR - Ensuite with stone bench and dual vanities and Spa bath - Balcony - WIR and BIR - Formal Sitting room - Family room - Dining room - Theatre room - Rumpus/retreat area - Kitchen with 60mm waterfall stone benchtops - Stainless steel appliances - Butler's pantry and walk in pantry - Kitchenette Upstairs - Home office/study with sink - Laundry with walk in linen cupboard - Parquet Style Flooring - Upgraded Cooling - Abductors - Fireplace - Alfresco - Concreate wrap to property. Refrigerated heating and Cooling: Yes Dishwasher: Yes LED downlights - Chattels: All Fittings and Fixtures as Inspected as Permanent Nature - Deposit Terms: 10% of Purchase Price - Preferred Settlement: 30/60/90 Days Location wise, nothing can be more perfect, close to all the amenities: - Marriott Shopping centre - Marriott Waters Family and community centre - Park/ Playground - Medical Centre - S Gippsland Hwy - Train station - Primary and secondary schools - Merinda Park and Lynbrook Train Station - Easy Access to Thompsons' Road and Western Port Highway For more Real Estate in Lyndhurst contact your Area Specialist Hardeep Singh. PHOTO ID REQUIRED AT OPEN HOMES. 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.