

**15 Sherwood Way, Lysterfield, Vic 3156**



**House For Sale**

Wednesday, 17 April 2024

15 Sherwood Way, Lysterfield, Vic 3156

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Willie Roberts  
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Anthony Johnson  
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**\$2,400,000 - \$2,640,000**

AUCTION 11/05/2024 at 4pm (unless sold prior)What an amazing property we have the privilege of selling in the prestigious "Carrington Estate". It starts with its amazing street appeal, horseshoe driveway and feature landscaping, plus double garage with custom built storage and the convenience of internal access, as well as a separate single garage.The master bedroom has a parent's retreat, customised his & hers walk-in robes and ensuite with rain shower and double vanity. A separate wing has 3 bedrooms, separate rumpus area and a fully tiled bathroom with a free-standing bath. A private lounge with a gas fireplace opens out through bi-fold timber doors onto an undercover alfresco entertainment area with built-in BBQ, fridge and industrial range hood. For the winter months, this outdoor entertaining area also has heating strips fitted in the ceiling for all year-round comfort.The family, meals and kitchen areas are a true delight, with full length windows providing natural light and views of the pool and tennis court. The family room also has bi-fold timber doors that open out directly onto the tennis court and can be utilised as an outdoor entertaining area for family birthdays and parties galore, even the occasional wedding has graced this court.This amazing rally continues with the home theatre and when you think of a home theatre, you picture a projector and screen but this is next level. As close to "Gold Class", it features 6 reclining chairs, in-floor lighting and is acoustically engineered. For the home chef's, you have not missed out as you will be delighted with what this kitchen has on offer. Starting with a central waterfall island benchtop complete with instant hot water, cold water and the added benefit of sparkling water, Miele appliances include two integrated fridges and a full-length freezer, two fully programmable ovens with plate warmers, a combi microwave/3rd oven and a built-in coffee machine. All complimented by a butler's pantry providing the support to this incredible centrepiece.Step out onto the professionally lit, Mod-Grass tennis court for a game or take a dip in the fully tiled, salt chlorinated, solar heated swimming pool. There is also a separate purpose-built children's playground. A true delight.Proudly marketed by Barry Plant Rowville - 9753 2828