

# 15 Spray Circuit, Lyndhurst, Vic 3975

## House For Sale

Friday, 9 February 2024

15 Spray Circuit, Lyndhurst, Vic 3975

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 367 m2

Type: House



Hardeep Singh  
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Karamjeet Sohi  
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**\$909,000-\$999,000**

Lyndhurst, **AQUAREVO ESTATE**: Opportunity awaits in this generously proportioned **BRAND-NEW** two-level house that delivers a contemporary lifestyle of quality and convenience built in the new Estate of Lyndhurst. Aquarevo is a smart and well-considered community that offers the best in everyday living. Step inside the luxury and make yourself at home with an inviting space, offering a study area that can be used as an office and a formal lounge. Move forward and get amazed with an open-plan living space with stone bench kitchen, stainless steel appliances, and a walk-in pantry, perfect for entertaining guests or just relaxing with family. An impressive set of stairs takes you upstairs where you will further be impressed by all the four spacious bedrooms; including a master bedroom with His and Her Walk in Robes and a full ensuite. The master bedroom opens to a balcony where you can sit and relax your mornings enjoying a cuppa. The other bedrooms also feature walk in robes and provides privacy to everyone. Beyond its elegant interiors, this beautiful abode presents a low-maintenance rear yard—a tranquil setting ideal for outdoor leisure or intimate gatherings. With a secure double-car garage, there's ample parking space for vehicles, ensuring both security and convenience for residents. This Estate provides five hectares of open space, featuring four kilometres of walking trails, playgrounds, exercise equipment, BBQ, and picnic areas. Distinguished by an array of exceptional features and vast living spaces, this home beckons those with the most discerning taste to experience the epitome of grandeur.

**Main Features of the Property:**

- Brand New
- Double Storey
- 4 Bedrooms
- Master with Full Ensuite
- Balcony to Master
- Walk-in Robes
- Study Area
- Formal Lounge
- Rumpus Room
- Family/Dining Area
- Open Plan Kitchen
- Caesarstone Benchtops to Kitchen and bathrooms
- Walk in Pantry
- Top Class Appliances
- Laundry
- Linen Cupboards on Ground and Upper Floor
- Store
- Low Maintenance Rear Yard
- Alfresco Area
- Concrete Paving to Driveway, Porch, and Rear Paving
- 2700mm Ceiling Height to Ground Floor
- 2590mm Ceiling Height to First Floor

Cooling: Yes  
Heating: yes  
Downlights: Yes  
Dishwasher: Yes

Chattels: All Fittings and Fixtures as Inspected as Permanent Nature

Deposit Terms: 10% of Purchase Price

Preferred Settlement: 30/60/90 Days

One of the property's most remarkable features is its proximity to a wealth of essential amenities:

- Marriott Waters Reserve
- Marriott Waters Family and Community Centre
- Marriott Waters Shopping Centre
- Cafes
- Restaurants
- Medical Centre
- Hospital
- Childcare Centres
- Primary and Secondary School
- Lynbrook Train Station
- Merinda Park Train Station

Positioned within the esteemed **AQUAREVO** Estate, this home embodies an unparalleled blend of luxury, practicality, and convenience. Seize the opportunity to make this exceptional property your own—a testament to contemporary elegance in Lyndhurst. Call Your **AREA SPECIALIST HARDEEP SINGH** Today and Book a Private Viewing. **PHOTO ID REQUIRED AT OPEN HOME**

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