

**16 Valencia Road, Lilydale, Vic 3140**



**House For Sale**

Wednesday, 24 April 2024

16 Valencia Road, Lilydale, Vic 3140

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 1019 m2**

**Type: House**



Josh Stokes  
0438691414



Mahima Kapoor  
0432288933

**\$770,000 - \$840,000**

Beautifully positioned in a no-through road that culminates in access to Warburton Rail Trail, this family-focused home blends comfort and space, whilst offering the opportunity to update and add your own designer flair. Embracing an array of sizable living zones, the home caters to every mood and occasion, with a dual access lounge room offering the perfect space for relaxed entertaining with family and friends, before stepping through to the dining room that boasts a light-filled bay window. Heading down a set of stairs, you'll find yourself in the spacious meals and family room, catered to by a beautifully appointed kitchen with quality appliances, walk-in pantry and breakfast bench. Sliding doors link the space out onto the covered deck and large backyard for tasty summer barbeques, while a private rumpus room affords the perfect space for the billiards table, PlayStation or gym equipment – the choice is yours! Clustered together, the three bedrooms all benefit from the pleasures of built-in robes and are conveniently served by a spa bathroom with separate toilet. Brilliantly enhanced by a skylit laundry, ducted heating, split system air conditioning, ceiling fans, under house storage, garden shed plus ample driveway parking. Poised on a magnificent 1019sqm approx. allotment, steps from the Warburton Rail Trail, near Lillydale Lake and playground, Birmingham Primary, Yarra Hills Secondary College, Lillydale shops, restaurants, buses plus Lillydale Train Station.