

**18 Parkdale Drive, Lyndhurst, Vic 3975**

**House For Sale**

Friday, 9 February 2024



18 Parkdale Drive, Lyndhurst, Vic 3975

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **\$599,000-\$649,500 - Move-In Ready!**

Marriott Waters Estate, Lyndhurst 3975 Experience refined modern living in this luxurious 3-bedroom townhouse nestled within the esteemed Marriott Waters Estate of Lyndhurst (postcode 3975). With its seamless open-plan design, flooded with natural light, and featuring a master suite with ensuite and walk-in robe, this home offers unparalleled comfort. Enjoy outdoor entertaining in the private courtyard and secure parking in the double lock-up garage. Plus, with exclusive access to the Marriott Waters Residents Club, including a gym, function rooms, and a swimming pool, convenience is at your fingertips

**Property Highlights:**

- Three Bedrooms:** Enjoy the grandeur of three meticulously designed bedrooms, each offering the perfect sanctuary for relaxation and privacy.
- Two Bathrooms and a Powder Room:** Experience luxury and convenience with two beautifully appointed bathrooms and an additional powder room.
- Large Open Living:** The open living area provides an ambiance of elegance and spaciousness, offering versatile areas for family gatherings and entertaining guests.
- Modern Spacious Kitchen:** The centerpiece of the home, a contemporary, well-equipped kitchen boasts a built-in pantry, sleek appliances, and ample counter space, perfect for culinary creativity.
- Separate Dining:** Enjoy intimate meals or host grand dinners in the dedicated dining area, designed to accommodate all your dining needs.
- Abundant Natural Light:** Large windows strategically placed throughout the house allow sunlight to flood the interior, creating an inviting and uplifting atmosphere.
- Low-Maintenance Landscaping:** Both the front and back yards have been thoughtfully designed with low-maintenance landscaping, ensuring your outdoor spaces remain beautiful and hassle-free.
- Outdoor Retreat:** Enter your private oasis with expansive Merbau decking, ideal for gardening, outdoor dining, or serene relaxation.
- Double Garage:** A substantial double garage ensures convenience and security for your vehicles and offers additional storage space.
- Move-In Ready:** Impeccably maintained and move-in ready, this property allows you to settle in seamlessly and start enjoying your new home immediately.

**Additional Features:** This property boasts a prime location with wetland views and a modern architectural facade. Inside, you'll find a master bedroom with a walk-in robe and ensuite, a powder room downstairs, LED downlights, high ceilings, free standing tub, indoor and outdoor feature lights, a hardwood staircase, under stair storage, quality timber flooring and quality roller blinds. Enjoy the comfort of ducted heating and a split system, alongside a modern spacious kitchen with stainless steel appliances, dishwasher, glass splashback, and stone island bench. Other highlights include a remote control double garage, glass sliding doors to the outdoor decked yard, creating an indoor/outdoor flow, a letterbox, NBN connectivity, and a water tank for eco-friendly living, among many more features.

**Lyndhurst Community Highlights:**

- Experience the benefits of the Marriott Waters Residence Club,** offering access to gymnasium, swimming pool, and function room facilities.
- Exceptional Education Facilities:** Take advantage of access to outstanding schools, kindergartens, and childcare centers, ensuring top-quality education for your family.
- Adjacent to Parks, Ovals and Wetland Views:** Experience the luxury of residing near parks, offering convenient access to lush green spaces for outdoor activities, picnics, and leisurely strolls with the added charm of serene wetland views.
- Convenient Shopping:** Revel in seamless access to Woolworths, Aldi, Dan Murphy's, Nando's, Domino's, McDonald's, diverse cafes & restaurants, and nearby shops, fulfilling all your daily necessities and leisurely shopping ventures.
- Medical Facilities:** Have peace of mind with medical facilities in close proximity.
- Transportation Access:** Easy access to the Merinda Park Station, Gippsland Highway, Westernport Freeway and other transportation options simplifies your daily commute.

This exquisite townhouse exemplifies modern comfort and contemporary design, offering an ideal residence for discerning individuals or families desiring the ultimate in urban living. Don't let this opportunity pass you by. Contact us today for further information and to schedule an exclusive viewing.

**\*\*PHOTO ID REQUIRED AT ALL INSPECTIONS\*\***

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