

# 21 Noremac Grove, Lyndhurst, Vic 3975

## Sold House

Friday, 11 August 2023

21 Noremac Grove, Lyndhurst, Vic 3975

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 392 m2

Type: House



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**\$800,000**

Lyndhurst: Marriott Waters Estate: This well-presented family home offers a comfortable and spacious living environment. As you enter the property, you will immediately notice the high ceilings, creating a sense of openness and airiness throughout. The rooms feature a combination of tiled and laminate timber flooring, adding both practicality and comfort. The house comprises four bedrooms, providing ample space for a growing family. The master bedroom includes a walk-in robe, offering plenty of storage space, and an ensuite bathroom with a stylish stone benchtop. The remaining bedrooms are equipped with built-in robes, providing convenient storage solutions. Main bathroom comes with stone benchtops, located for easy access for family and guests. The laundry/powder room is well-appointed and features stone benchtops, adding a touch of elegance to the space. The open plan kitchen is a highlight of the home, boasting stone benchtops, high-quality appliances, and a convenient walk-in pantry for all your storage needs. Additionally, there is an extra niche in the house, which can be utilized as a prayer area, adding a personalized touch to the property. The meals and family areas overlook the alfresco area, creating a seamless flow between indoor and outdoor living spaces. The alfresco area itself benefits from an extended concrete space, providing an ideal setting for outdoor entertaining or relaxation. The property also offers side access with a gate, allowing for easy entry and exit. If needed, the front living room can be utilized as a fourth bedroom or as a separate living area, depending on your preferences and requirements. The house is equipped with creature comforts such as, solar panels for energy efficiency, ducted heating and cooling for year-round comfort, and downlights to create a warm and inviting atmosphere. Outside, the well-maintained gardens contribute to the overall appeal of the property, providing a pleasant and inviting environment. This family home offers a combination of functionality, style, and comfort, making it an ideal place to call home.

The man features of the property:-  
3/4 Bedrooms-  
2 Bathrooms-  
Powder room/Laundry-  
Master with WIR-  
Ensuite with stone benchtops-  
BIR-  
Main bathroom with stone benchtops-  
Kitchen with Stone benchtops-  
Walk in pantry-  
Living room/4th bedroom-  
Dining area with Niche-  
Family area-  
Alfresco-  
Concrete wrap around house-  
Side Access with gate-  
Ducted Vacuum provision-  
Down lights-  
Security camera and Alarm-  
Solar panels

NOTE: LIVING ROOM SPEAKERS NOT INCLUDED IN THE SALE  
Ducted Heating: Yes  
Ducted Cooling: Yes  
Dishwasher: Yes  
Chattels: All fittings and fixtures as inspected.

Deposit terms: 10% of the purchase price.  
Preferred Settlement: 30/45/60 days.- Centrally located, most ideal location. Within walking distance to:- Marriott Waters shopping centre- Merinda Park station- Lyndhurst Primary School- Lyndhurst Kindergarten, Early parenting centre, Maternal and child health services centre- Merinda Park & Lynbrook Train Stations- Public transport- Easy access to Thompsons' Road and Western Port Highway- Lynbrook Train Station is approximately five minutes' drive away from the house. Located within walking distance to Marriott Waters' wetlands, park lands, a network of walking and cycling paths, picnic and barbecue facilities, public art, and wetland sculptures. One of the prestigious characteristics of Marriott Waters is its Residents Club. The Residents Club includes a fully equipped gymnasium with wetland view, function and multi-purpose rooms and pool. 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.