

**22 Allamanda Boulevard, Lysterfield, Vic 3156**



**Sold House**

Sunday, 13 August 2023

22 Allamanda Boulevard, Lysterfield, Vic 3156

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Chad Warden  
0397532828

**\$1,375,000**

Sale by SET DATE 04/09/2023 at 6pm (unless sold prior) Discover the epitome of high-quality classic living combined with state-of-the-art security in this remarkable residence. This meticulously maintained home offers not only comfort but also peace of mind, thanks to its comprehensive security features, two huge living zones, a four-car garage and a plethora of convenient amenities. Welcome to a true haven for you and your loved ones. Security Features - Cutting-edge 'Ring' video doorbell for enhanced doorstep security - Swan Security System currently awaiting net connection, ready to provide advanced protection - 4 high-definition cameras to keep an eye on every corner - Original alarm system with 5 sensors and an exterior siren & light - Indoor siren for added security within the premises - 2 fire sensor alarms (original) for early fire detection. - Rear landscaping and pergola ensure a tranquil, secure outdoor space Energy Efficiency - Solar panels with 8 panels, coupled with a new inverter - Brivis ducted heating to keep you cozy on chilly days - 2 x split system heating and cooling units for customized comfort Interior Comfort - Master bedroom featuring a Fujitsu split system and a dressing room - Family room with a Mitsubishi split system for optimal temperature control - Plantation shutters adorn the front rooms and back rooms for privacy and elegance. - Ducted vacuum (original) with 3 inlets for effortless cleaning Modern Living - Belling stove with 5 top burners, 2 ovens, and 1 grill, perfect for culinary enthusiasts - Engineered floorboards add sophistication and easy maintenance - Roller blinds in the outdoor entertaining area provide shade and comfort Upgrades and Enhancements - New carpet throughout for plush underfoot comfort - Attic ladder in garage for convenient storage access. - Entire roof including bull nose updated after hail storm - Stormwater drains replaced to ensure proper drainage - Freshly painted exterior windows, front fence, under veranda, path and driveway Outdoor Space - 2 x outdoor sheds offer ample storage solutions - A meticulously landscaped garden with a pergola to enjoy the outdoors - Stunning landscaped gardens front and rear. Positioned near Rowville Secondary, Park Ridge Primary, Wellington Village shopping precinct, restaurants, cafes and freeways.