

# 3 Lyric Court, Warranwood, Vic 3134

## House For Sale

Wednesday, 31 January 2024



3 Lyric Court, Warranwood, Vic 3134

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 730 m2**

**Type: House**



Peter Moulden



Cheryl Moulden  
0425815328

## **\$1.1m - \$1.2m**

This blue chip residence is positioned in a family-friendly neighbourhood on a manicured 730m<sup>2</sup> (approx.) allotment with wonderful privacy that will lift your spirits and make your day to day living complete. The surrounding gardens are thoughtfully landscaped and thoroughly practical, while the light-filled interior is both spotless and spacious. The property is well suited to families, downsizers & first home buyers so call us for an inspection today. Unsurpassed family living awaits you in this immaculate home featuring engineered timber flooring, a long list of high quality inclusions and garden views from every window. The elegant living/dining area features beautiful bay windows, gas log fire and cosy adjoining sitting nook whilst the spacious meals/family zone and solid timber kitchen is equipped with quality appliances and plenty of bench space. The main bedroom enjoys its own ensuite, accompanied by another 2 robed bedrooms plus study (or 4th bedroom). A large covered alfresco deck, complete with blinds, creates a fantastic additional living zone and provides an effortless connection to the idyllic rear garden. Welcome extras include a large double garage, garden shed, ducted heating, evaporative cooling and split system cooler. Located only moments from Yarra Valley Grammar, Luther College, Rudolf Steiner and other schools. McAdam Square shops and bus stops are at your fingertips so there's not much more you can ask for.