

# 31 Watergardens Circuit, Lyndhurst, Vic 3975



## Sold House

Monday, 20 November 2023

31 Watergardens Circuit, Lyndhurst, Vic 3975

Bedrooms: 5

Bathrooms: 5

Parkings: 2

Area: 448 m2

Type: House



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**\$1,388,250**

This well-renowned EAST-facing development is coming along in leaps and bounds. With a beautiful mix of impressive properties surrounded by parks, gardens and wetlands, this is a truly serene place to call home! Enjoy luxury living in this astonishing house situated in Aquarevo Estate, Lyndhurst. For those who demand the very best, sprawling dimensions and a spectacular design unite in this glamorous 5-bedroom, 5 bathrooms, 5 living home to showcase the lifestyle package of your dreams with every contemporary accoutrement delivered. Well built in 2021, beyond the entry hall you'll discover a generous lounge room, theatre, spacious living - and that's just the beginning. A state-of-the-art kitchen is fitted with stone countertops, dual undermount sinks, Fisher and Paykel gas cooktop and oven, dishwasher plus a second spacious galley kitchen. All this and a whole lot more overlooking the dedicated dining room! Designed to impress with grand proportions and packed full of luxury features, this alluring family residence offers two spacious levels of quality and style.

- Four spacious bedrooms each with WIR'S and their own ensuite that offer a unique sense of privacy and exclusivity at the same time. The main bedroom is appointed with WIR, a private retreat area and a lavish ensuite featuring dual vanities and a free-standing bath.
- Additional 5th guest bedroom downstairs with WIR & ensuite
- Showcasing generous living areas and spread over two light-filled levels that cater for formal and informal entertaining including formal lounge room, central living hub comprising of meals and family area adjacent kitchen, home theatre room and upstairs retreat and rumpus room.
- The luxurious hostess kitchen is fitted with top-of-the-range appointments with stainless steel appliances including 900mm gas cooktop, oven, range hood and dishwasher, stone bench tops, tiled splash back, expansive butler's pantry with undermount sink and island bench for casual meals.
- The light filled interiors flow through the boutique stacker door leading to the decked outdoor alfresco space under the main roof line overlooking the spacious low maintenance backyard complimented with a large garden shed.
- Complete with luxury features including a hardwood timber staircase, solar panels, sheer curtains, plantation shutters, refrigerated cooling & heating, high ceilings, separate laundry, LED down lights, alarm system, cameras, downstairs powder room, feature/decorative lights throughout, abundant storage options, front and rear landscaping and more.

Key internal and external features:

- Large Block - 448m<sup>2</sup>
- Brick houses
- 4 spacious bedrooms with attached ensuite & WIR
- 5th guest bedroom downstairs with attached ensuite & WIP
- High ceilings
- LED downlights
- All doors & windows are double glazed
- Cloakroom at the front
- 40mm Island stone benchtop
- Caesarstone in all bathrooms
- Feature tiled splashback
- Quality timber flooring (both floors)
- Upgraded matte finish porcelain tiles in all bathrooms
- Floor to ceiling tiles in master ensuite
- Quality cabinetry throughout
- Upgraded ducted vacuum system
- High quality blinds, sheer curtains & plantation shutters
- Hardwood designer staircase
- Ducted gas heating & refrigeration cooling
- Aquarevo water recycling unit
- Zoned security alarm
- Camera Surveillance System
- Extra wide aggregate concrete driveway
- Roller door at the back of the garage that connects side undercover pergola
- Concrete around the block
- Solar panels
- Garden shed
- Quality landscaping - front & backyard
- Double glazed boutique stacking doors
- Alfresco for entertainment

This desirable East facing family dream home is situated in a beautiful neighbourhood, situated close to respected schools, shops, medical facilities, transportation, abundant parks & ovals. Conveniently minutes away from:

- Lyndhurst Primary School
- Lynbrook Primary School
- St Francis Primary School
- Learn Smart Early Learning Centre
- Marriott Waters Shopping Centre
- Lynbrook Village Shopping Centre
- Cranbourne Home Shopping Centre
- Lynbrook Train Station
- Merinda Park Train Station
- Western Port Freeway
- South Gippsland Highway
- Livvi's Place Casey Playground
- Banjo Patterson Reserve

With the remaining list of features too numerous to mention, simply get down to the next open for inspection, fall in love with the home and make sure YOUR family is the one moving in. To make this your home please call Nitin Bhatia on 0432 426 688 or Sonia Kaur on 0451 297 307 to arrange a private inspection as this one will not last long! PHOTO ID REQUIRED AT ALL INSPECTIONS\*\*DISCLAIMERS: Every precaution has been taken to establish the accuracy of the above information; however, it does not constitute any representation by the vendor, agent, or agency. Our floor plans are for representational purposes only and should be used as such. We accept no liability for the accuracy or details contained in our floorplans.