

**34 Demmie Mews, Lyndhurst, Vic 3975**



**Sold House**

Thursday, 19 October 2023

34 Demmie Mews, Lyndhurst, Vic 3975

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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**\$530,000**

THE RISE ESTATE, LYNDHURST: **\*\*LIGHT FILLED & LOW MAINTENANCE - CHIC & STYLISH GEM CLOSE TO TRAIN STATION\*\*** Encapsulating the ultimate in low-maintenance ease for starters, empty-nesters and savvy investors seeking a move-in-ready prospect in a box-ticking location, this contemporary townhouse pairs pristine presentation and convenient positioning. Cradled within a tidy enclave of modern townhomes encircled by Waterbush Reserve, the property itself is some 400 metres to the Lynbrook Railway Station, an approx. 12-minute walk to the Lynbrook Primary School while a brisk drive will find you at the nearby Marriott Waters Shopping Centre. Sleek and stylish with a radiant north-facing aspect that draws plenty of natural light, the 2-storey design features interconnected living and dining zones with woodgrain flooring divided by a contemporary central kitchen complete with stone benchtops, a gas cooktop plus stainless-steel appliances. Ushered in serenity on the upper level, both bedrooms are fitted with built-in robes and electric heating, while the master enjoys ensuite-style access to the full family bathroom with shower, tub and separate toilet facilities. Don't forget the private north-facing balcony that gazes out across the picturesque reserve adjacent. Glass sliding doors run off the living room and open out into a sun-dappled terrace and a fully fenced private yard. As one of the major selling attractions this space provides the perfect locale for BBQs with friends or reclining on a sunbed with a good book and a cool drink on a balmy Sunday afternoon! Split-system air-conditioning, a hideaway European laundry, a study nook on the upper level plus and a single enclosed carport complete this very sweet retreat, which is under an hour from the Melbourne CBD. The prestigious area of Lyndhurst consists of deluxe family homes, neatly manicured gardens and offers A-class family living. The Lyndhurst Primary School, sports ovals together with childcare facilities are all located within the immediate area and there is easy access to both the Merinda Park and Lynbrook train stations. **BOOK AN INSPECTION TODAY, IT MAY BE GONE TOMORROW - PHOTO ID IS REQUIRED AT OPEN FOR 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 floor plans. Due to private buyer inspections, the sale status may change prior to pending Open Homes. As a result, we suggest you confirm the listing status before inspecting.