

**35 Banfield Place, Lyndhurst, Vic 3975**



**Sold House**

Saturday, 12 August 2023

35 Banfield Place, Lyndhurst, Vic 3975

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 366 m2**

**Type: House**

**\$810,000**

"One of the Most Homely Homes I Have Seen" Nestled in the heart of Lyndhurst, this remarkable property presents an exceptional opportunity to experience true comfort and elegance. With its charming exterior and thoughtfully designed interior, this home offers an ambiance that will instantly make you feel right at home. An Outdoor Entertainment Area to Die For! Step outside and be mesmerized by the outdoor entertainment area that dreams are made of. Whether you're hosting a barbecue with friends or relaxing under the stars, this space is perfect for creating lasting memories. Ducted Heating & 3 Air Conditioners Stay comfortable all year round with the convenience of ducted heating and three air conditioners strategically placed throughout the home. You'll always find the perfect temperature to match your mood. Renovated Kitchen with Storage Galore! Prepare to be amazed by the fully renovated kitchen boasting ample storage space, waterfall stone bench tops, and Bosch appliances. The large fridge space, dishwasher, and breakfast bar make daily meal prep a breeze. Stylish Bathrooms with Stone Bench Tops Indulge in luxury with the beautifully designed bathrooms featuring sleek stone bench tops. Every detail in this home exudes a sense of sophistication and modern elegance. Rare Rear Roller Door to the Garage Experience the convenience of a rear roller door to the garage - a unique feature that adds a touch of exclusivity to this property. Parking and access have never been easier. Minimal Maintenance, Maximum Relaxation Embrace the joy of a low-maintenance lifestyle, where your only task is to enjoy the serene surroundings. The only grass you'll need to tend to is the nature strip, allowing you more time to savor the finer things in life. Key Features: Prime Location: Enjoy the luxury of being within walking distance to a range of fantastic amenities, including Livvi's Playground, Lyndhurst Primary School, Marriott Waters Reserve, walking trails, and the serene wetland area. Immerse yourself in nature and enjoy the outdoor beauty just moments from your doorstep. Shopping and Entertainment: Experience the convenience of a short 13-minute walk to the shopping center, medical center, cafes, and other local services. Whether you're running errands or indulging in retail therapy, everything you need is within easy reach. Excellent Connectivity: Commuting is a breeze with Merinda Park Station just a quick 4-minute drive away, providing easy access to Melbourne and surrounding areas. Additionally, the bus stop is only a 9-minute walk, ensuring hassle-free transportation options. Family-Friendly Community: Benefit from the family-oriented atmosphere of the Marriott Waters area. The nearby Marriott Waters Family and Community Centre offers a range of activities and services for residents of all ages. Embrace the sense of belonging and create lasting memories with your loved ones. Don't miss out on the chance to call 35 Banfield Place, Lyndhurst your home sweet home. With its homely ambiance, luxurious features, and unbeatable entertainment area, this property is an absolute gem waiting for you to discover. BOOK AN INSPECTION TODAY, IT MAY BE GONE TOMORROW - 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 floor plans. Due to private buyer inspections, the status of the sale may change prior to pending Open Homes. As a result, we suggest you confirm the listing status before inspecting. All information contained herein has been provided by the vendor, the agent accepts no liability regarding the accuracy of any information contained in this brochure.