

**37 Lynn Drive, Ferntree Gully, Vic 3156**



**Sold House**

Thursday, 9 November 2023

37 Lynn Drive, Ferntree Gully, Vic 3156

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 731 m2**

**Type: House**



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**\$1,210,000**

This bespoke offering has been carefully curated to meet the needs of growing families who enjoy spending time together in inviting contemporary surrounds. Verdant gardens act as a picturesque welcome whilst creating wonderful vistas from within. A well-considered floorplan is enjoyed by the noteworthy abode, which spans two levels. There is a spacious living area at the home's entry; it enjoys a Coonara wood heater and close proximity to a modern galley kitchen and meals area. Here, stainless steel appliances, stone benchtops, subway tiling, and an abundance of cabinetry combine effortlessly to create a space that is as aesthetically pleasing as it is functional. Continuing through, you arrive at the rear of the home, where you'll be delighted to discover a large dining zone overlooking a substantial sunken family room, both of which feature beautiful Spotted Gum flooring. There is the bonus of another open fireplace here, allowing a choice of cosy spaces in the winter and direct access to the home's outstanding alfresco areas, which will serve you well in the warmer months. The sensational space, which will be highly coveted by those who love entertaining family and friends, is expansive, with both open-air and undercover sections. This ensures there is ample room to lounge and dine in unison. Creating a further level of appeal is a built-in bar, an outdoor kitchen, and a sizeable, grassed yard with established gardens. Four robed bedrooms and two bathrooms complete the generous accommodation. The master suite is privately located upstairs, with an extensive walk-in robed and fully tiled ensuite featuring a double shower and double vanity for the utmost convenience. The remaining three bedrooms are zoned together downstairs, sharing the use of a central bathroom; there are also two toilets servicing this level. A long list of inclusions is the perfect complement. There is gas ducted heating, split system heating and cooling, feature pendant lighting, a video intercom, a full-sized laundry, a chook pen, a 10,000 litre water tank, and off-street parking, including an enclosed double carport at the back of the property, accessed by remote controlled security gates. Then there's the superb location, close to a range of amenities that allow daily living to be undertaken with ease. You're near local buses, Ferntree Gully Train Station, a variety of shopping precincts such as Westfield Knox, and Mountain Gate which is a quick stroll away, quality schools including Mountain Gate Primary and St Joseph's College, plus open green spaces like the Ferny Creek Trail. This is a property that will be admired by many, but only one can call it home. To make sure that's you, plan your inspection without delay. Noel Jones Real Estate has taken every precaution to ensure the information contained herein is true and accurate, however accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.