

# 39 Gregson Grove, Lyndhurst, Vic 3975

AREA SPECIALIST  
CASEY

## Sold House

Friday, 11 August 2023

39 Gregson Grove, Lyndhurst, Vic 3975

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 331 m2

Type: House



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**\$680,000**

Lyndhurst; MARRIOTT WATERS ESTATE: This sensationally charming three-bedroom house offers unique sense of community and lifestyle. Peacefully positioned in the most sought-after Marriot waters estate, will appeal to astute first home buyers, downsizers and investors alike. This great property features a tiled entry that leads into an open interior. It consists of three bedrooms, with the master bedroom showcasing hybrid timber flooring, a walk-in robe, and a semi-ensuite bathroom. The remaining bedrooms also have hybrid timber flooring and built-in robes for convenient storage. The open plan kitchen boasts stylish stone benchtops, stainless steel appliances, and a built-in pantry, making it a functional and attractive space for cooking and entertaining. Kitchen seamlessly flows into the impeccably presented meals and family areas filled with natural light, which overlook a pergola and an extended concrete area, providing a lovely outdoor space for relaxation and gatherings. The property offers side access with a gate and a garden shed, adding to its practicality and storage options. For climate control, there is ducted heating throughout the house and a split system for additional comfort in living and all three rooms. Security cameras are installed to enhance the safety of the property which is an addition highlight. The garden is designed to be low maintenance, ensuring ease of upkeep, and allowing you to enjoy the outdoor spaces without extensive gardening efforts. Overall, this property provides a combination of practical features, modern finishes, and convenience for comfortable living. The main features of the property - 3 bedrooms - 1 bathroom - Master with WIR - Hybrid timber flooring to bedrooms - Tiled Entry - Laundry - Powder room - BIR - Kitchen with Stone benchtop - Built in Pantry - Stainless steel Bosch appliances - Pergola and extended concrete area - Side Access with gate - Garden Shed - Security cameras Ducted Heating: Yes Split system Airconditioning: Yes Dishwasher: Yes Chattels: All fittings and fixtures as inspected. Deposit terms: 10% of the purchase price. Preferred Settlement: 30/45/60 days. - Centrally located, most ideal location. Within walking distance to: - Marriott Waters shopping centre - Merinda Park station - Lyndhurst Primary School - Lyndhurst Kindergarten, Early parenting centre, Maternal and child health services centre - Merinda Park & Lynbrook Train Stations - Public transport - Easy access to Thompsons' Road and Western Port Highway - Lynbrook Train Station is approximately five minutes' drive away from the house. Located within walking distance to Marriott Waters' wetlands, park lands, a network of walking and cycling paths, picnic and barbecue facilities, public art, and wetland sculptures. One of the prestigious characteristics of Marriott Waters is its Residents Club. The Residents Club includes a fully equipped gymnasium with wetland view, function and multi-purpose rooms and a pool. For more Real Estate in Lyndhurst contact your Area Specialist Hardeep Singh. PHOTO ID REQUIRED AT OPEN HOMES. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.