

# 56 Gregson Grove, Lyndhurst, Vic 3975

## Sold House

Thursday, 16 November 2023

56 Gregson Grove, Lyndhurst, Vic 3975

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Hardeep Singh  
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**\$735,000**

Lyndhurst; MARRIOTT WATERS ESTATE: Discover the epitome of refined living in Lyndhurst's prestigious Marriot Waters Estate. This distinguished residence, nestled in one of the region's most sought-after neighbourhoods, exudes opulence and sophistication. With three generously appointed bedrooms, including a master suite featuring a full ensuite and walk-in robe, the property offers a haven of tranquillity and comfort. Thoughtfully designed built-in robes adorn the additional bedrooms, seamlessly blending functionality with aesthetics. The formal lounge and family dining area create an inviting space for both intimate gatherings and grand entertaining. Culinary enthusiasts will appreciate the modern masterpiece of a kitchen, equipped with high-quality appliances and a butler's pantry. Security is paramount, with an advanced alarm system, while plantation shutters and plush bedroom carpets add an extra layer of elegance. The low-maintenance outdoor area beckons for relaxation amidst meticulously landscaped surroundings. Practical additions, such as dedicated laundry facilities and a linen cupboard, enhance the overall functionality of this distinguished abode.

Main Features of the Property: - 3 Bedrooms - Master with Full Ensuite - Walk in Robe - Built in Robes - Formal Lounge - Family/Dining Area - Modern Kitchen - Butler's Pantry - Quality Appliances - Alarm System - Plantation Shutters - Carpets in Bedrooms - Low Maintenance Gardens - Laundry - Linen Cupboard

Heating: Yes Cooling: Yes Dishwasher: Yes Downlights: Yes - Chattels: All Fittings and Fixtures as Inspected as Permanent Nature - Deposit Terms: 10% of Purchase Price - Preferred Settlement: 30/60/90 Days

Centrally located, most ideal location. Within walking distance to: - Marriott Waters Shopping Centre - Livvis Place - Lyndhurst Primary School - Lyndhurst Kindergarten - Early Parenting Centre - Maternal and Child Health Services Centre - Merinda Park & Lynbrook Train Stations - Easy access to Thompsons' Road and Western Port Highway - Lynbrook Train Station

Located within walking distance to Marriott Waters' wetlands, park lands, a network of walking & 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. Welcome to a life of unparalleled luxury, sophistication, and comfort in the heart of the Marriot Waters Estate. Call YOUR AREA SPECIALIST Hardeep Singh today to book an inspection. 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.