

8 Patrick Close, Lyndhurst, Vic 3975

AREA SPECIALIST
CASEY

House For Sale

Wednesday, 22 May 2024

8 Patrick Close, Lyndhurst, Vic 3975

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 634 m2

Type: House



Hardeep Singh
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Karamjeet Sohi
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\$909,000-\$999,000

Lyndhurst, MARRIOTT WATERS ESTATE: This beautifully designed family residence is located in the prestigious Marriott Waters Estate, offering an exceptional blend of space, style, and functionality, perfect for contemporary family living. Nestled in a serene and well-maintained community, this home provides a tranquil escape from the hustle and bustle while still being conveniently close to all necessary amenities. The thoughtfully crafted layout and high-quality finishes make it a standout choice for those seeking both comfort and elegance in their everyday living environment. Situated on a generous 634 m² land, the property features four spacious bedrooms and two well-appointed bathrooms. The master bedroom serves as a serene retreat, featuring a walk-in robe and an ensuite bathroom with 'his and hers' vanities, ensuring a private and luxurious space. The additional three bedrooms are generously sized, providing ample space for family members or guests. Upon entering, one is greeted by a spacious and welcoming foyer leading into a thoughtfully designed floor plan. The heart of the home is the modern kitchen, complete with a walk-in pantry and ample counter space, perfect for culinary enthusiasts. It seamlessly flows into the open-plan living and dining area, creating an ideal space for family gatherings and entertaining. Additionally, there is a formal lounge for more intimate gatherings and a games room that provides a versatile space for relaxation and entertainment. Practicality remains a key feature, with a good-sized laundry offering plenty of storage and functionality. Outdoor living is a delight with the grand alfresco area, ideal for hosting barbecues or enjoying quiet evenings outdoors. The property also features side access, offering convenience and flexibility for additional parking or storage. The well-maintained garden provides a beautiful backdrop and plenty of space for children to play, ensuring ample outdoor space without compromising on privacy. The professionally landscaped front and backyard add to the allure, with all plants on an automatic irrigation system ensuring easy maintenance. In addition to the expansive decking alfresco, there is a second, more intimate alfresco surrounded by nature, providing a peaceful retreat for relaxation. Located in a dead-end street, the home offers added privacy and security, making it an even more desirable choice for discerning buyers.

Main Features of the Property:

- Land Size: 634sqm (approx.)
- 4 Bedrooms
- Master with Full Ensuite
- Walk in Robe
- His and Her Vanities
- Built in Robes
- Formal Lounge
- Family and Dining Area
- Theatre Room
- Large Storage Area
- Professional Landscaped and Irrigated
- Gas Log Fire
- Open Plan Kitchen
- 2 water features
- Walk-in Pantry
- Laundry
- Linen Cupboard
- 2x Grand Alfresco
- Low Maintenance Gardens
- Double Car Garage
- Side Access

Heating: Yes
Cooling: yes
Downlights: Yes
Dishwasher: Yes

- Chattels: All Fittings and Fixtures as Inspected as Permanent Nature
- Deposit Terms: 10% of purchase Price
- Preferred Settlement: 30/45/60 Days

Ideally situated within Lyndhurst's coveted MARRIOTT WATERS Estate, this residence combines suburban tranquility with convenient access to essential amenities:

- Primary and Secondary Schools
- Marriott Waters Shopping Centre
- Livvi's Place
- Early Parenting Centre
- Maternal and Child Health Services
- Public Transport
- Easy access to Thompsons' Road and Western Port Highway
- Scenic Parks

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. This remarkable property harmonizes elegance, comfort, and practicality, offering a remarkable canvas for contemporary family living. Embrace the opportunity to claim this residence as your own and elevate your lifestyle amidst the finest offerings in Lyndhurst. 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.