

**81 Brookwater Parade, Lyndhurst, Vic 3975**



**Sold House**

Wednesday, 22 May 2024

81 Brookwater Parade, Lyndhurst, Vic 3975

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 392 m2**

**Type: House**



Chaminda Gunasekara

0359909536

**\$800,000**

LYNDHURST: Discover 81 Brookwater Parade, Lyndhurst - an exceptional home that is move-in ready, offering immediate comfort and convenience. Built by Porter Davis in 2010, this property seamlessly combines functionality and style. Its prime location near schools, parks, shops, and public transport makes it ideal for first-time buyers or investors. Key Features: \*Modern Kitchen: Equipped with a 900mm oven, five-burner cooktop, dishwasher, and ample cupboard space. \*Three bedrooms: Good sized master bedroom with ensuite and double sink bowls. \*Living Areas: Two separate living spaces for added flexibility and comfort. \*Climate Control: Evaporative cooling and ducted heating ensure year-round comfort. \*Eco-Friendly: Features that help reduce energy costs. \*Convenience: Internal access from the garage. Additionally, the property features an exceptional outdoor entertainment area, perfect for hosting family and friends. The low-maintenance back garden further enhances the appeal, ensuring ease of upkeep and more time to enjoy your outdoor space. Location Highlights: \*Schools: Lyndhurst Primary School is directly in front of the house; Lyndhurst Kindergarten is within walking distance. \*Shopping: Marriott Waters Shopping Centre is just a six-minute walk away. \*Transport: Merinda Park station is a two-minute drive away; Lynbrook station is a five-minute drive away. \*Recreation: Nearby are two sports ovals, cricket nets, and Marriott Waters' wetlands with walking and cycling paths. \*Residents Club: Access to a fully-equipped gym, function rooms, and a swimming pool at the prestigious Residents Club. Opportunities like this are rare, and homes in Lyndhurst are quickly snapped up. Don't miss out! Join us for an open inspection to secure this move-in-ready gem. **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.