

**9 Lexington Place, Carrum, Vic 3197**



**Unit For Sale**

Friday, 19 January 2024

9 Lexington Place, Carrum, Vic 3197

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Michelle Stephens

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**\$640,000 - \$700,000**

Matching its highly sought-after Lexington Place setting with a touch of contemporary family flair, this magnificent 3-bedroom home offers an enjoyable indoor-outdoor layout of exceptional comfort in an enviable beachside locale. A discreet corner in a manicured complex ensures the utmost privacy and tranquillity, preceding a spacious sectioned living area where wood-look floors lend a delightful warmth that extends outside to an inground pool and covered cabana. The reinvigorated kitchen delivers a culinary haven with quality appliances and ample storage, sided by a covered terrace perfect for alfresco dining by the spacious yard. A trio of robed bedrooms are positioned around a skylit central bathroom with a generous shower and his and her basins, with the master bedroom taking things a step further with its own walk-in robe and split-system air conditioning. Finished with split-system air conditioning, garden storage, a single garage, and gated access to the walking trails of Roy Dore Reserve, it sits moments from Patterson River walking trails, the pristine beaches of Carrum and Bonbeach, Long Beach Tennis Club, Hope Child Care, Carrum Primary School, ALDI, cafes, Carrum Station and Kananook Creek.