

**10 Bristol Crescent, Lilydale, Vic 3140**

**Professionals**

**House For Sale**

Tuesday, 25 June 2024

10 Bristol Crescent, Lilydale, Vic 3140

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 864 m2**

**Type: House**



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**\$780,000 - \$850,000**

Quietly set back in a private sunny pocket on the cusp of Mt Evelyn, this stunning fully renovated home exemplifies seamless leafy living. The attention to classy design starts from the moment you step up to the sleek rendered facade. Revealing a light touched floorplan with VJ panelled wall features and a soft grey and white aesthetic. A spacious living and dining domain with elegant sheers blends perfectly with a Caesarstone kitchen and breakfast bar. Soft-close cabinetry is teamed with gold toned handles and tapware plus subway tiled splashback and over-bench pendants for the ultimate indulgence. Fitted with quality appliances incl electric oven, gas cooktop and dual drawer dishwasher. This Hamptons inspired beauty continues in the adjoining laundry with great storage and outside access. The back garden is a haven to entertain, to share a quiet catchup with friends or to simply enjoy watching your children or pets play in the generous grassed, easy-care secured garden. An undercover decked dining area is ideal for Melbourne's climate, along with a toasty firepit area for relaxing with your favourite drop. Additionally, a front deck catches the winter sun, and can be regularly enjoyed due to the tranquil nature of the crescent. When it's time to retreat for the night, three sumptuous and spacious bedrooms with built-in robes await. Serviced by an elegant showpiece bathroom with subway feature wall, double basin vanity, rainfall frameless shower and luxurious freestanding bath. A great place for couples or a young family with multi space for off-street/trailer/boat/caravan parking plus a single car garage. At the end of the street you can join the Warburton Trail for a brisk walk or cycle, or take the bus to school with Yarra Hills Secondary, Mt Lilydale College and Billanook College all in easy reach. Central To Mt Evelyn and Lilydale shopping centres, Bellbird Park, Lillydale Lake, and good access to Eastlink, Yarra Valley wineries, or scenic walks in the Dandenong Ranges. While the home is beautifully refurbished and landscaped throughout, the large 864m<sup>2</sup> allotment lends itself to a possible subdivision (STCA). Extra features: keyless entry, gas ducted heating, split system, blinds and sheers, stone benchtops in all wet areas, LED lights and upgraded switchbox, plus side gate access.

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