

18 Lyle Avenue, Beaconsfield, VIC, 3807



House For Sale

Sunday, 1 September 2024

18 Lyle Avenue, Beaconsfield, VIC, 3807

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Debbie Brettner

0390887488

Impressive entertainer on a sizeable block

Benefiting from prime convenience in the heart of Beaconsfield, this charming home occupies a sizeable 870m² block (approx). Move-in ready with profitable future potential, 18 Lyle Avenue is a must-see.

Behind the neat facade and flourishing landscaping, the welcoming split-level entry introduces a light-filled family/dining zone with soaring ceilings, bamboo flooring and a cosy wood-burner fireplace, flowing into the fully-equipped kitchen with its 900mm appliances, mobile kitchen units and walk-in pantry.

Completing this delightful family sanctuary, the master benefits from a walk-in robe and exclusive en suite, while bedroom two is serviced by the spotless central bathroom.

There's also a handy home office that can be transformed into a third bedroom, attic storage and potential for a cellar.

Highlights include ducted heating and split-system AC, ceiling fans, plush carpets, a secure double garage, and a fabulous decked alfresco that overlooks the sprawling child-friendly backyard (subdivision potential STCA).

Making everyday life effortless, Beaconsfield Plaza is within a short walk for your everyday shopping needs, alongside Beaconsfield Station, St Francis Xavier College, prestigious Haileybury and Beaconsfield Primary School.

You're also just moments from Berwick Village, Casey Hospital, the Princes Highway and Monash Freeway.

Immaculate and inviting in a first-class location, this is a fantastic find. Let's talk today!

Property specifications

- Charming and comfortable on a big block
- First-class location within walking distance of everything!
- Open-plan family/dining zone with lots of natural light and 3.3m ceilings
- Unique Bulthaup kitchen with 900mm dual-fuel oven, dishwasher, stainless-steel benchtops, mobile units, subway splashback, feature lighting and walk-in pantry
- Master bedroom with walk-in robe
- Second bedroom and versatile office (third bedroom)
- Large en suite with bath and huge shower
- Family bathroom with shower and WC
- Laundry with exclusive outside access
- Attic storage (with access ladder) above second bedroom
- Option to create a cellar under the pantry
- Ducted heating, ceiling fans and split-system AC (two to open living and one to master)
- Bamboo flooring and plush carpets
- Powerpoints for downlights in each room
- Curtains, blinds, cat flap, decorative pendant lights and stacker patio doors
- Large decked alfresco with weatherproof blinds, mains gas (for BBQ) and storage underneath
- Double garage and additional off-street parking
- Big backyard with water tank, storage shed and veggie patch
- Owner built and occupied
- Move-in ready with excellent rentability and future potential
- Grey water from watertank to the toilets.