

**4 Lyell Road, Boronia, Vic 3155**

**House For Sale**

Tuesday, 25 June 2024



4 Lyell Road, Boronia, Vic 3155

**Bedrooms: 3**

**Bathrooms: 1**

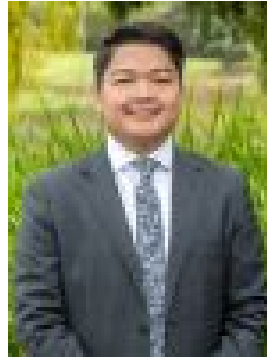
**Parkings: 2**

**Area: 740 m2**

**Type: House**



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## **Auction (\$790,000 - \$869,000)**

Primely located in the heart of Boronia, this stunning weatherboard home offers a quiet and convenient lifestyle. Situated close to Westfield Knox, schools, and numerous parklands, this home is ideal for investors, first home buyers, or upsizers alike. Upon entering the home, you are greeted by a cosy lounge that will embrace you with its homely charm. The beautiful bay windows create the perfect seat to read a book or warm up by the cup of tea. A hallway running down the left-hand side of the home houses three bedrooms, each adorned with large built-in robes and carpet underfoot. The central bathroom services the bedrooms and features face-level storage, a double vanity, a toilet, and a spacious shower. A doorway separates the front of the home from the back. The heart of the home is the open-plan kitchen and meals area. The kitchen features a gas cooktop and oven, a Fisher and Paykel dishwasher, a small breakfast bar, and a servery into the front lounge. The kitchen and meals area connect to the laundry via a sliding door, which leads into the backyard space. An additional family room is located off the meals area, perfect for larger gatherings, family movie nights, or simply enjoying some extra space within the home. Outside, a relatively low-maintenance yard awaits, featuring a large pool, perfect for hot summer days or a cold plunge throughout winter. A large pergola area allows for year-round outdoor entertainment and connects the garage, workshop, and storage spaces to the main home. Additional features of this home include ducted heating, two storage rooms, a workshop area, a separate powder room outside, and a large land size. FEATURES: • 740 Square Meters Approx. of land • 3 Bedrooms with Built-in Robes • 1 Bathroom with Double Vanities • Separate Toilet • Kitchen and Meals • Gas Cooktop • Electric Oven • Fisher and Paykel Dishwasher • Family • Living • Laundry • Ducted Heating • Tiles and Carpet • Swimming Pool • Pergola • Double Garage • Workshop • Storage Room • Shed • Storage Garden Shed LOCATION: Situated in a family-friendly location, education is easily accessible with nearby options such as Boronia West Primary School, Boronia K-12 College - Junior Campus, St. Joseph's Primary School, and Fairhills Primary School, all offering excellent opportunities for young children. For older students Boronia K-12 College, Fairhills High School, St. Joseph's College, and Wantirna College are within minutes. Shopping needs are well catered for with Boronia Mall, Westfield Knox Shopping Centre and Eastland Shopping Centre all in close proximity. Commuting is made easy with Boronia Train Station just a short distance away, offering regular services to the city and surrounding areas. Surrounded by an array of parklands for you to enjoy include Tim Neville Arboretum, Chandler Park, and Batterham Reserve. Onsite Auction Saturday 20th of July at 10:30am