

# 8 Cathedral Court, Lynbrook, Vic 3975

AREA SPECIALIST  
Rapid

## House For Sale

Wednesday, 26 June 2024

8 Cathedral Court, Lynbrook, Vic 3975

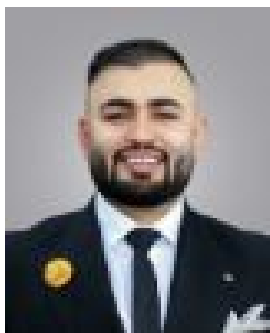
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 734 m2

Type: House



Khaled Arabzadeh

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**\$770,000 to \$840,000**

Lynbrook: Welcome to 8 Cathedral Court - a stunning residence that epitomizes spacious living and contemporary design. Situated on a generous 734 sqm block, this property boasts 4 massive bedrooms, offering ample space for your family to grow and thrive in comfort and style. Step inside this magnificent home and be greeted by three massive living areas that provide versatility and flexibility for all your lifestyle needs. Whether you're entertaining guests, enjoying family movie nights, or seeking a quiet retreat, these living spaces offer the perfect backdrop for every occasion. The alfresco area with decking is a delightful feature of this property, providing an inviting outdoor space where you can relax, dine, and entertain in style. Whether you're having a barbecue with friends or simply basking in the sunshine with a good book. The alfresco area offers a seamless transition between indoor and outdoor living. The double car garage provides secure parking for your vehicles and additional storage space, ensuring convenience and peace of mind for you and your family. With plenty of room for two vehicles and extra belongings; the garage adds practicality and functionality to this already impressive property. For your convenience, there is also side access available for easy storage of your boat or caravan. Conveniently located near all amenities, 8 Cathedral allows for easy access to daily essentials, recreational facilities, shopping centres, and more. Whether you're looking to run errands or simply enjoy a leisurely outing, everything you need is just a short distance away, enhancing the ease and convenience of your daily life.

**Main Features:**

- 4 Spacious Bedrooms
- Master With Ensuite & WIR
- Land Size: 734 sqm (Approx.)
- 3 Massive Living Areas
- 2 Bathrooms
- Built in Robes
- Alfresco & Decking
- Ducted Heating
- Split Cooling
- Double Car Garage
- Garden Shed
- Solar Panels
- Side access for boats and caravans

The ideal location of this home gives you easy access to:

- Primary and Secondary Schools
- Lynbrook Park Shopping Centre
- Monash freeway
- Local Shops
- Parks & Grounds
- Lynbrook Train Station

**Chattels:** All fittings and fixtures as inspected

**Deposit terms:** 10% of the purchase price

**Preferred Settlement:** 30/45/60/90/ days

This is sure to sell soon so do not miss your chance to call this yours! For more Real Estate in Hampton Park contact your No.1 agent Khaled Arabzadeh 0416 481327. PHOTO ID REQUIRED AT OPEN HOMES

**Due diligence checklist:** <http://www.consumer.vic.gov.au/duediligencechecklist>. For more Real Estate Cranbourne East. contact your Area Specialist.

**Disclaimer:** All stated dimensions in the content and photos are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.