

Lot 45 Guru Boulevard (Lynbrook Greens Estate), Lynbrook, Vic 3975

House For Sale

Saturday, 13 April 2024



Lot 45 Guru Boulevard (Lynbrook Greens Estate), Lynbrook, Vic 3975

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 350 m2

Type: House



Matthew Bonnett
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\$773,420 - Earn \$800 P/W Rental Return

Property Investors, don't miss the chance to own this 3 Bedrooms with 3 Ensuites + 3 Sitting Areas Turnkey Co-Living House on a Titled Land at highly sought-after Lynbrook Greens Estate in Lynbrook. Walking distance to Merinda Park Train Station and Marriott Waters Shopping Centre. Situated in close proximity to Lynbrook Village Shopping Centre, Thompson Parkway, Lyndhurst Primary & Secondary Colleges and other schools, as well as an array of dining and entertainment options, this property ensures convenience and appeal for potential tenants.

INCLUSIONS:

- Fixed slab and site costs including rock removal
- Clothesline wall mounted with concrete pad and Letterbox
- Coloured concrete to Driveway, Porch and Outdoor Living Area
- Boundary Fencing & Landscaping to front and rear yards
- Flyscreens and window locks to all operable windows
- LED Downlights to Living areas, Oyster Light Fittings to other rooms
- 900mm stainless steel kitchen appliances including dishwasher
- 20mm Caesarstone benchtops throughout
- Quality floor coverings throughout
- Split system to family room & bedroom 1
- Roller blinds (single) to windows and sliding doors (excludes bathrooms, ensuite & toilet)

ADDITIONAL INCLUSIONS/VARIATIONS:

- Keyed lock sets to all bedrooms
- Split system to all bedrooms
- Delete Ducted Heating
- Sliding external door to all bedrooms and MPR
- 3 x lockable pantries
- 3 x lockable storage cupboards to garage

Secure this property today - Contact Matt (0410 692 304) to make this lucrative investment yours. Price and information are subject to change without notice. Base price includes standard brick façade. House is to be constructed. Images are for illustration purposes only. Indicated weekly rental return is approximate only for a fully occupied & furnished similar Co-Living house, based on current market rents. Contact the Sales Consultant for details. Property Code: 5886