



25 Gregson Grove, Lyndhurst

Prestigious Marriott Waters Family Entertainer

A family home that boasts a unique floor plan as well as SIDE ACCESS which is definitely rare to see in this location! A NORTH-facing frontage highlights just how much room there is for the cars & toys. Upon entering the home you can see the tidy tiling that runs throughout the main areas & walkways, making it even easier to keep neat & clean.

The key ingredient to this alternate floor plan is that the master bedroom is set right in the middle of the property, so at the front, you'll find the guest bedrooms & the 2nd bathroom which is PERFECT for those families with slightly older children, or for those that like to run the business from home. The master bedroom itself is accompanied by a full en-suite & walk-in robe and is generous in size, but its location within the house makes it a much quieter place to be, so for the shift workers out there this is IDEAL!!

There is defined separation within the living areas even though they are set out as an open plan. The HUGE kitchen & family area has lots of room for both dining AND lounge-room furniture, as well as flowing out to the al fresco. However, there is also a sizeable RUMPUS which has the versatility to provide that quiet time if necessary or to have the

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FOR RENT
\$700 pw

VIEW
By Appointment

AGENCY
LJ Hooker Dandenong City | Berwick
(03) 9877 9750

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

family over to watch a movie together. You'll be really comfortable wherever you are in the house, with ducted heating keeping everything toasty during the cool nights and a powerful split system for when it gets warm.

The backyard has plenty of space for the kids to play in, and there is a concrete pad there so that you can make better use of the fantastic side access that accompanies the double garage. The Marriott Waters estate certainly caters for any lifestyle! With a variety of cafes & eateries, supermarkets & medical facilities, the precinct itself is fully equipped to look after all of your needs, Also as an exclusive member of the estate, YOU will have your very own access to a RESIDENTS-ONLY gymnasium, as well as any number of walking paths & parks, and as if this wasn't enough the PRIMARY school (just a short walk away) is of a high calibre and there's a NEW sports facility in the heart of the community.

Photo ID is required for all the open homes*

BOND: \$3041

Rent as per calendar month: \$3041

To Apply click on "GET IN TOUCH" click Rental Application and get your email for the application link.

Disclaimer:

All information provided is deemed reliable but not guaranteed. Interested applicants should make their own enquiries to verify the information provided. Photos are for advertising purposes only and may have been digitally enhanced for presentation. Inspection is recommended to confirm the property's current condition, inclusions, and layout.

MORE DETAILS

Property ID	A05HWR
Property Type	House

LJ Hooker Dandenong City | Berwick (03) 9877 9750

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