

8 Nylander Road, Bunyip

## Character, Charm & Exceptional Family Living on 1,012m<sup>2</sup>;

Perfectly positioned within walking distance of Bunyip's shops, cafés, schools, and public transport, and offering easy access to the M1 Freeway for a convenient commute to Melbourne, this exceptional residence combines timeless character with modern family comfort.

Set on a generous 1,012m<sup>2</sup> allotment, the home offers four spacious bedrooms, including a master suite complete with ensuite, plus a dedicated study ideal for those working from home. Multiple living zones ensure plenty of space for the growing family, featuring a huge front living room, a separate family room, and a formal dining area adjoining the well-appointed hostess kitchen.

Stepping outside, you'll discover an outstanding alfresco entertaining area designed for year-round enjoyment. Complete with a timber-lined ceiling, downlights, pot belly heater, and expansive decking, this inviting space is perfect for hosting family gatherings and entertaining friends in style.

Further enhancing the property's appeal is a three-car garage with internal access and an adjoining workshop, providing ample room for

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**FOR SALE**  
\$850,000 - \$910,000

**VIEW**  
Sat 27th Jun @ 11:15AM - 11:45AM

**AGENTS**  
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**AGENCY**  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

vehicles, storage, and hobbies.

Offering space, comfort, and an unbeatable location, this is a rare opportunity to secure a substantial family home in the heart of Bunyip.

Please note: All property details listed were current at the time of publishing. Due to extreme buyer demand, some properties may have been sold in the preceding 24 hours. Therefore confirmation of all opens with the listing agent within 24 hours of their scheduled opening is advised.

## MORE DETAILS

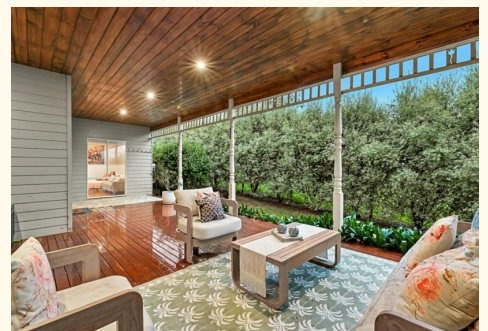
Property ID	1QMJFC9
Property Type	House
Land Area	1012 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Deck
	Dishwasher
	Floorboards
	Built-in-Robes

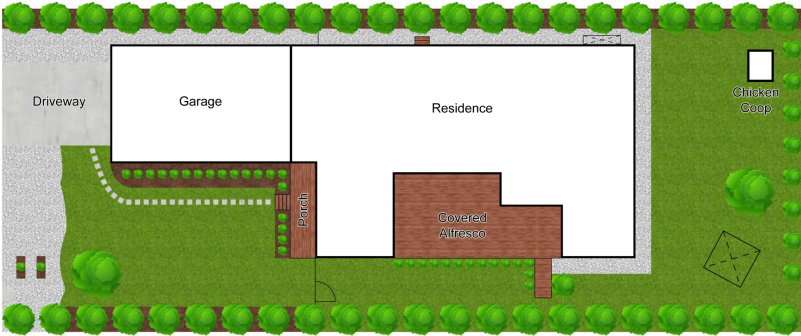
### Troy Farrell 0417 244 524

Sales Specialist | Partner | Licensed Estate Agent |  
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This drawing is for illustrative purposes only and while every effort has been made to maintain accuracy, prospective purchasers should check all information