

Lynbrook, 11 Kalamata Avenue

A Masterpiece of Modern Design & Superior Craftsmanship, Impeccably Upgraded Home in a Prime Corner Location!

Situated in the sought-after Olive Grove Estate, this meticulously maintained 2020-built home offers modern luxury, functionality, and low-maintenance living. Positioned on a desirable corner block with no direct neighbors, it's just a short stroll from parks, Lynbrook Village, the train station, and South Gippsland Highway.

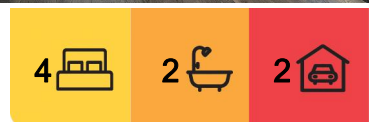
Stylish Interiors with Premium Upgrades

This bright, airy home features engineered timber flooring, LED downlights & ducted heating. The open-plan living and dining area seamlessly connects to a designer kitchen boasting:

- ? Top-tier appliances —Five-burner gas cooktop, wall oven & stainless-steel rangehood
- ? Caesarstone waterfall benchtop —Stylish & functional
- ? Soft-close cabinetry & sample storage



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
\$700,000 - \$770,000

View
ljhooker.com.au/8DDHWR

Contact
Idriss Paykari
0470 088 316
ipaykari.dandenong@ljhooker.com.au
Ramin Haidary
0416 811 341
ramin.dandenong@ljhooker.com.au

LJ Hooker Dandenong City
(03) 9877 9750

? Tiled splashback

A spacious dining area extends to an alfresco deck, perfect for entertaining. A versatile fourth bedroom/study with a cavity sliding door provides additional flexibility.

Well-Appointed Bedrooms & Luxe Bathrooms

- ? Master suite with built-in robes & private ensuite
- ? Two additional bedrooms with built-in robes
- ? Stylish central bathroom with floor-to-ceiling tiles

Outdoor Living & Modern Conveniences

- ? Spotted gum deck with built-in lighting
- ? Low-maintenance backyard with artificial turf & pebble stone pathways
- ? Alarm system, CCTV, Brivis evaporative cooling & Split system air conditioning
- ? TV point in study & ample storage

Unbeatable Location —Walk to Everything!

- ? Lynbrook Village & Train Station
- ? Parks, walking trails & schools
- ? Quick access to South Gippsland Highway

Garage & Additional Features

- ? Epoxy flooring in the garage and storage area for durability and a polished finish
- ? Four security gates for enhanced safety
- ? Double lock-up garage with remote access & rear roller door

This is an exceptional opportunity to secure a high-quality, move-in-ready home-inspect today!

DISCLAIMER: All stated dimensions are approximate only. Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Prospective purchasers are requested to take such action as is necessary to satisfy themselves of any relevant matters.

More About this Property

Property ID	8DDHWR
Property Type	House
Land Area	266 m2

Idriss Paykari 0470 088 316

Sales Specialist | ipaykari.dandenong@ljhooker.com.au

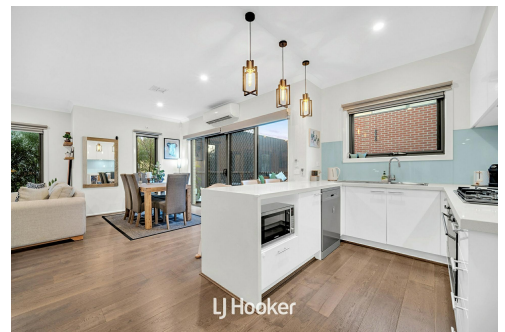
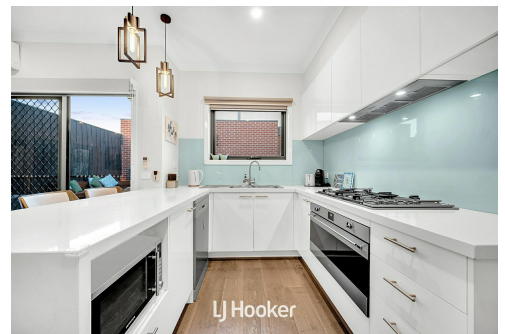
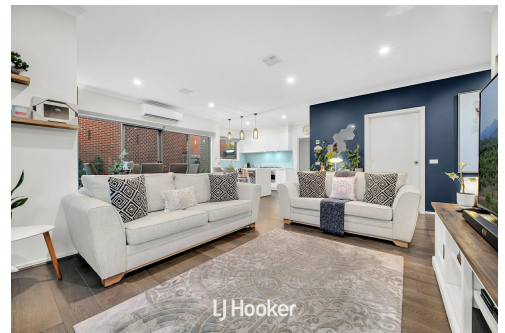
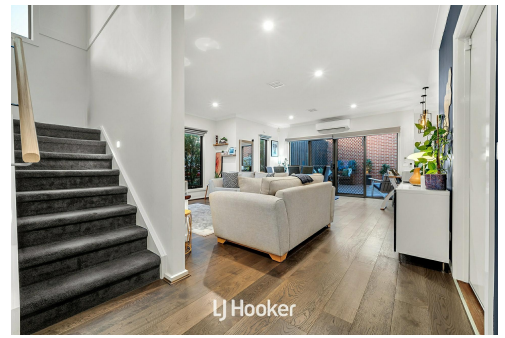
Ramin Haidary 0416 811 341

Sales Specialist | ramin.dandenong@ljhooker.com.au

LJ Hooker Dandenong City (03) 9877 9750

347 Lonsdale Street, DANDENONG VIC 3175

dandenong.ljhooker.com.au | dandenong@ljhooker.com.au



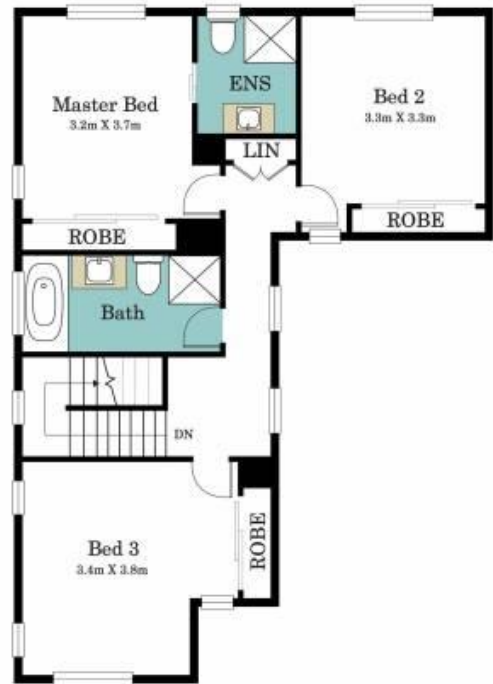
LJ Hooker Dandenong City
(03) 9877 9750

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Ground Floor



First Floor



LJ Hooker



11 Kalamata Avenue, Lynbrook

* Dimensions are approximate and for illustrative purposes only

LJ Hooker

LJ Hooker Dandenong City
(03) 9877 9750

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.