15 Sugar Bush Drive, Lynbrook

Spacious Family Home in the heart of Lynbrook Heights!

Nestled within the highly sought-after Lynbrook Heights Estate, this beautifully maintained family home offers a rare combination of space, comfort and peaceful surrounds, just moments from Glenshee Drive Reserve, playgrounds and local amenities.

Set on a generous 641sqm allotment, the home enjoys a leafy, tree-lined setting and a welcoming street presence, making it ideal for growing families seeking both lifestyle and convenience. The brick facade features a prominent vertical bay, symmetrical windows, a covered front verandah, recessed entry and an attached double garage.

Step inside to discover a thoughtfully designed layout spanning two expansive levels, offering multiple living zones that cater effortlessly to everyday family living, entertaining and working from home. Natural light flows throughout the home, enhancing the warm and inviting atmosphere.

As you are led by the staircase upstairs, you will find four spacious bedrooms, all with built-in robes, including a generous master suite complete with walk-in robe and private ensuite featuring a spa bath -

4 2 3

FOR SALE
$1,000,000 - $1,100,000

AGENTS

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the perfect retreat at the end of the day. A central bathroom, study nook and an oversized rumpus room provide excellent flexibility for children, study or leisure.

Downstairs, the home offers a formal lounge with luxe timber flooring, open-plan family living and dining areas, and a versatile prayer room which can easily be utilised as a home office or fifth bedroom. A guest powder room adds further convenience.

At the heart of the home is a practical, family-friendly kitchen equipped with 900mm gas cooking, dishwasher, a breakfast island, generous bench space and ample storage, overlooking the meals and living area.

Outdoors, a sunny patio creates an ideal entertaining space, flowing out to a large backyard with fruit trees, side access and low-maintenance landscaping - perfect for children, pets and relaxed family gatherings.

Main features include:

- 4 spacious bedrooms, 2 bathrooms and double car space garage
- Open-plan kitchen with quality appliances
- Formal lounge with dining
- Family Living
- Meals area
- Prayer room (which can serve either as a 5th bedroom or home office)
- Rumpus room
- Study nook
- Powder room downstairs
- 2.7m high ceilings with natural light throughout
- Ducted heating & evaporative cooling
- Separate laundry with storage
- NBN connectivity
- Remote double garage with internal access
- Generous 641sqm allotment with a storage shed

Location Highlights:

- Schools: Close proximity to Lynbrook Primary School, St Francis de Sales Primary School, Narre-Warren P-12 College, providing excellent educational options for your children.
- Shopping Convenience: Just a short distance from Lynbrook Village Shopping Centre, Hampton Park Shopping Centre, Westfield Fountain Gate, and Casey Central for all your retail needs.
- Public Transport Access: Easy access to the South Gippsland Highway, the 893 bus on Lynbrook Boulevard and Hallam Road - plus it's just a short drive to Lynbrook Train Station.
- Parks: Enjoy nearby parks like Tower Hill Park, Caversham Terrace Reserve, Banjo Paterson Reserve, and Lake for outdoor activities.
- Community Facilities: Lynbrook Community Centre and Lynbrook Hotel are just around the corner, offering local amenities and activities for the whole family.
- Health Services: Close to St John of God, Monash Health Casey Hospital, and Lynbrook Village Medical Centre for your healthcare needs.

This Metricon-built home, retained in largely original condition, presents an outstanding opportunity for buyers seeking a solid, well-loved home with scope to modernise and add value over time.

A home where families can grow, entertain and create lasting memories - 15 Sugar Bush Drive, Lynbrook is ready to welcome its next chapter.

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For further information or to arrange an inspection, contact Rajesh Rednam on 0420 222 141.

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MORE DETAILS

Property ID	1XFPFBS
Property Type	House
House Size	300 m2
Land Area	641 m2
Including	Ensuite
	Study
	Ducted Heating
	Evaporative Cooling
	Toilets (3)
	Dishwasher
	Floorboards
	Built-in-Robes
	Solar Hot Water
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport
	High Clearance

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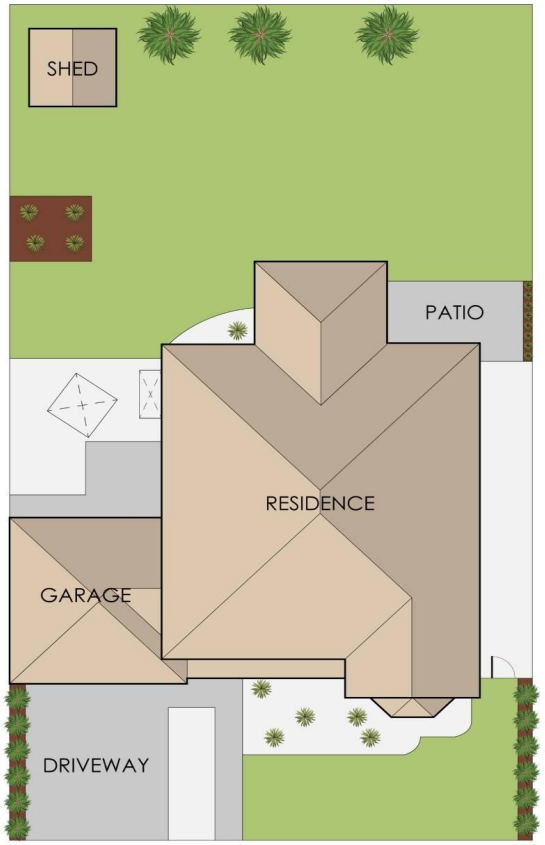

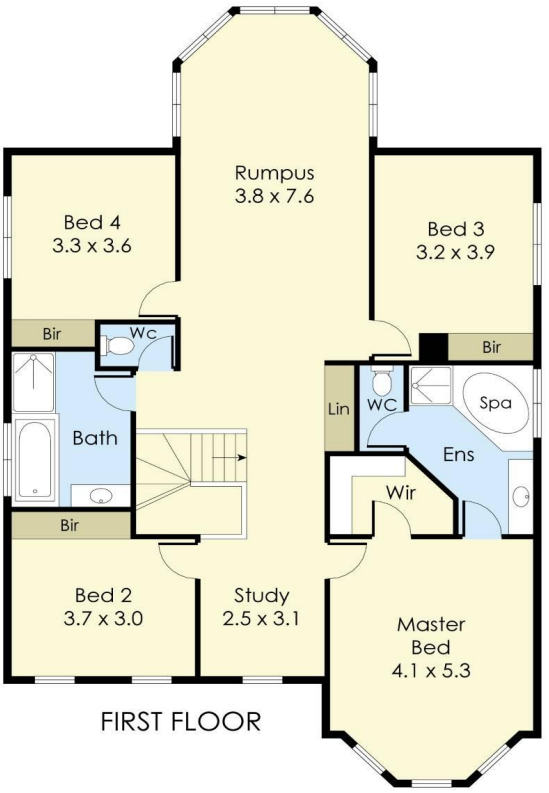

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This floorplan is for illustration purposes only and no warranty is given to its accuracy.
Purchasers are advised to carry out their own investigations.

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