






174 Paterson Drive, Lynbrook

## PERFECTLY POSITIONED FAMILY HOME IN THE HEART OF LYNBROOK

This beautifully presented home offers the ideal combination of comfort, convenience and low-maintenance living-all perfectly positioned in the heart of Lynbrook and within easy reach of schools, shops, public transport and the local train station.

Boasting 3 well-proportioned bedrooms, the master suite is privately located at the front of the home and features a full ensuite and walk-in robe plus a balcony to relax in and look out over the park. The remaining two bedrooms are positioned near the central bathroom, making it the perfect layout for families.

At the front of the home, a spacious formal lounge room provides the ideal place to welcome and entertain those important guests. Flowing through, you'll find the light-filled hub of the home-an open plan meals and family room that seamlessly connects to the hostess kitchen. Complete with a dishwasher, ample cupboard space and excellent functionality, this kitchen is designed to cater to all your cooking and entertaining needs.

3  2  2 

**FOR SALE**  
\$670,000 - \$730,000

### AGENTS

John Deo  
0411 873 123  
john.deo@ljhcasey.com.au

### AGENCY

LJ Hooker Hampton Park  
(03) 9702 8388

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.

 **LJ Hooker**

Freshly updated throughout, the home features brand new carpets, fresh paint internally, ducted heating, and a new split-system air conditioner to keep you comfortable all year round. Step outside to discover a remote double garage, along with plenty of additional features that make this home an exceptional opportunity for first-home buyers, downsizers or savvy investors.

With its central Lynbrook location and immaculate presentation, this is a home that ticks all the boxes—simply move in and enjoy.

Be quick—homes in this prime position do not last long!

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## MORE DETAILS

Property ID	47YA8FHE
Property Type	House
Including	Air Conditioning Ducted Heating Built-in-Robes Close to Schools Close to Shops Close to Transport

**John Deo 0411 873 123**

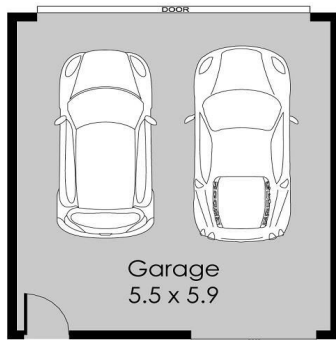
Director - Officer In Effective Control | [john.deo@ljhcasey.com.au](mailto:john.deo@ljhcasey.com.au)

**LJ Hooker Hampton Park (03) 9702 8388**

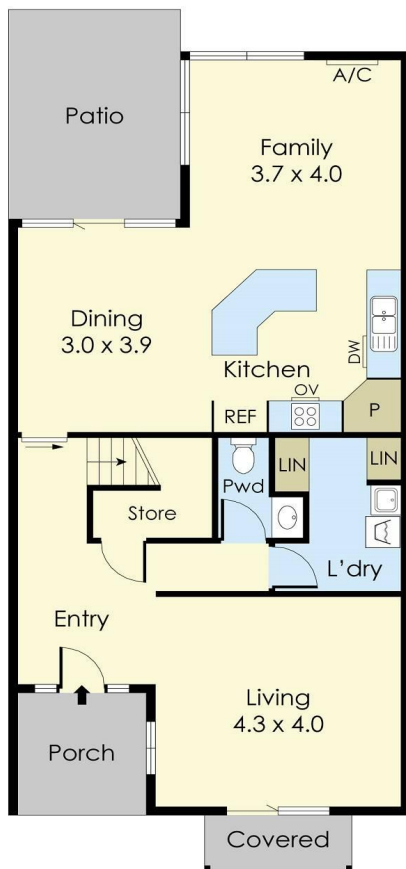
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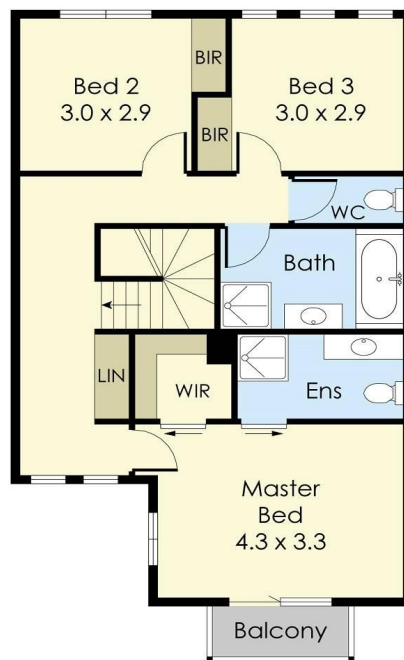




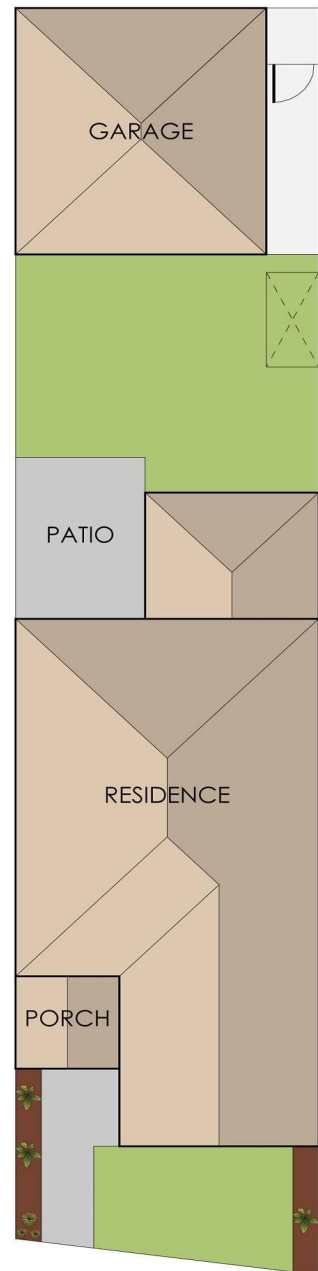
(Not In Position)



GROUND FLOOR



FIRST FLOOR



## 174 Paterson Drive, Lynbrook

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