



18 Carboni Crescent, Lynbrook

A Family Entertainer on 606sqm - Space, Comfort & Lifestyle in the Heart of Lynbrook

A HOME THAT DELIVERS ON SPACE, LOCATION & LIFESTYLE - THIS ONE MUST BE SOLD!

Welcome to 18 Carboni Crescent, Lynbrook - a beautifully maintained family residence offering the perfect combination of generous proportions, versatile living spaces, outstanding outdoor entertaining, and an unbeatable location in one of Melbourne's most sought-after south-east suburbs. Set on an impressive 606sqm (approx.) allotment, this home presents a rare opportunity for growing families, savvy investors, or buyers seeking extra space without compromising on convenience.

From the moment you step inside, you'll appreciate the warmth, functionality and thoughtful design that makes this property instantly feel like home.

Featuring four spacious bedrooms, two bathrooms, and multiple living areas, this home has been designed for comfortable family living. The

4 2 2

FOR SALE

\$795,000 - \$874,500

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



master suite provides a private retreat complete with a walk-in robe and ensuite, while the remaining bedrooms all include built-in robes and are serviced by a central family bathroom.

At the heart of the home is the well-appointed kitchen featuring gas cooking, wall oven, generous bench space and ample storage, flowing effortlessly into the family and dining areas-perfect for everyday living and entertaining alike.

Need even more flexibility? The spacious rumpus room offers endless possibilities. Whether you require a fifth bedroom, home office, theatre room, kids' retreat or guest accommodation, this versatile space adapts to your family's changing needs.

Step outside and discover an entertainer's paradise. A covered pergola measuring approximately 4.6m x 4.9m creates the perfect setting for year-round BBQs and family gatherings, while the expansive backyard provides plenty of room for children and pets to play. A 3m x 3m garden shed offers excellent additional storage, and the wide side access provides secure parking for a trailer, boat, caravan or multiple extra vehicles-a highly sought-after feature that's becoming increasingly rare.

Comfort and peace of mind are assured throughout the seasons with ducted heating, evaporative cooling, and three split-system air conditioners, while security screens and locks fitted to all windows provide added security and ventilation.

Property Features

- ? Generous 606sqm (approx.) allotment
- ? Four spacious bedrooms with built-in robes
- ? Master bedroom with walk-in robe and ensuite
- ? Multiple living areas for growing families
- ? Large rumpus room with potential fifth bedroom or home office
- ? Well-appointed kitchen with gas cooking and wall oven
- ? Covered pergola (approx. 4.6m x 4.9m) ideal for year-round entertaining
- ? Large backyard with 3m x 3m garden shed
- ? Valuable side access for a trailer, boat, caravan or multiple vehicles
- ? Double remote-control garage
- ? Ducted heating throughout
- ? Evaporative cooling
- ? Three split-system reverse-cycle air conditioners
- ? Security screens and locks on all windows

The Lynbrook Lifestyle. Perfectly positioned to enjoy everything Lynbrook has to offer; you'll love being only moments from:

- Lynbrook Village Shopping Centre
- Lynbrook Train Station
- Lynbrook Primary School
- St Francis de Sales Primary School
- Local parks, playgrounds and walking trails
- Easy access to major freeways and key road networks
- Close to major shopping centres, childcare facilities and community amenities

Lynbrook continues to be one of Melbourne's most desirable family suburbs, offering peaceful streets, quality schools, excellent transport options and outstanding lifestyle convenience.

Homes offering this combination of land size, multiple living areas, extensive parking options, outdoor entertaining and premium family features are becoming increasingly difficult to find. Whether you're upgrading, investing or searching for your forever family home, 18

Carboni Crescent, Lynbrook presents an exceptional opportunity that simply cannot be missed. This outstanding property is ready for its next chapter and must be sold.

Contact Carlton Vaz and the LJ Hooker Casey team today to arrange your private inspection and experience everything this exceptional Lynbrook home has to offer.

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MORE DETAILS

Property ID	47Z49FHE
Property Type	House
Land Area	606 m2
Including	Ducted Heating
	Evaporative Cooling
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to transport

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FLOOR PLAN



SITE PLAN

