

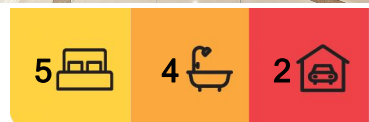
Lynbrook, 44 Aylmer Road

Auction 29th of February 7:30PM ON SITE

Luxurious Double-Story Mansion with Park Views

Welcome to your dream home! This exquisite double-story mansion is a perfect blend of elegance, space, and modern comfort. Located in a prime area facing the park, this residence offers a lifestyle of unparalleled luxury. Boasting five spacious bedrooms, three separate formal and informal living spaces, an entertaining alfresco, a large theatre room, and low-maintenance gardens, this superb family residence has instant appeal in a quiet and convenient suburb of Lynbrook

Step into luxury as you enter this meticulously constructed home, where the grandeur begins with a massive void that greets you upon arrival. Throughout the ground floor, soaring ceilings create an atmosphere of spaciousness and elegance. The ground floor welcomes you with a versatile study on your left, which can easily double as a fifth bedroom. Continue your journey into an expansive formal lounge room, followed by a



For Sale
\$1,100,000 - \$1,210,000

View
ljhooker.com.au/47VU4FHE

Contact
Sushant Gupta
0402 422 824
sushant.gupta@ljhcasey.com.au

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



LJ Hooker Hampton Park
(03) 9702 8388

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.

second lounge room for added relaxation.

Your culinary dreams come true with a spacious kitchen on your right, boasting modern amenities. The grandeur continues with a massive theater room and a family dining room overlooking the impressive outdoor entertainment area-your very own alfresco paradise.

Discover convenience on the ground floor, featuring a bathroom with a shower and toilet, situated conveniently next to the laundry. Ascend the elegant staircase, and a world of comfort and tranquillity awaits on the first floor. Explore your private sanctuary, featuring four bedrooms. Among them, discover two massive master bedrooms, each with its own ensuite. The main master suite offers a double vanity, a massive shower, and a luxurious jacuzzi spa. All other bedrooms feature mirrored sliding doors.

Upstairs also boasts a generous family retreat area, providing the perfect space for relaxation. Enjoy breathtaking park views from the balcony, completing the allure of this remarkable residence.

This meticulously constructed home not only features an elegant staircase but also showcases a massive void, emphasizing the sense of space and sophistication. It seamlessly combines style, functionality, and comfort, offering a lifestyle of opulence for you and your loved ones. Don't miss the opportunity to make this residence your own!

Main features include:

- * 2 Formal Lounge Room/ Kitchen/ Theatre Room plus open dining
- * 2 X En-suited master bedroom with Ensuite
- * Hot water and Gas connected in Alfresco Area
- * High Ceilings
- * Gas Ducted heating
- * Evaporative Cooling
- * Alarm System
- * CCTV Cameras
- * Rainwater Tank
- * Separate laundry
- * Ducted Vacuum
- * Double car garage with internal access
- * Front Rendering and an alfresco for outdoor entertainment
- * Near to various amenities

Nearby Amenities:

Educational:

- * St Francis De Sales Catholic Primary School(very close)
- * Lynbrook Primary School
- * Lyndhurst Primary School
- * Lyndhurst Secondary College
- * St Therese's School

Shopping:

- * Lynbrook Village Shopping Centre
- * Hampton Park Shopping Centre
- * Thompson Park Shopping Centre



LJ Hooker Hampton Park
(03) 9702 8388

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.

* Springhill Shopping Centre

Train Stations:

* Lynbrook Train Station (very close)

* Merinda Train Station

Child Care:

* Pelican Child Care

* Little Bunnies family day care

* Sunny Sunshine family Daycare

* Nelum's family day car

More About this Property

Property ID	47VU4FHE
Property Type	House
Land Area	560 m ²

Sushant Gupta 0402 422 824

Senior Sales Agent | sushant.gupta@ljhcasey.com.au

John Deo 0411 873 123

Director - Officer In Effective Control | john.deo@ljhcasey.com.au

LJ Hooker Hampton Park (03) 9702 8388

Shop 20, Hampton Park Shopping Centre, 166 Somerville Road, HAMPTON PARK VIC 3976

hamptonpark.ljhooker.com.au | john.deo@ljhcasey.com.au



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.

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