






8 Matilda Court, Lynbrook

## Stylish Family Living with Space and Comfort in Prime Lynbrook Location

This four-bedroom Henley home situated in the quiet court location with access to many amenities such as Lynbrook Shopping Centre, train station, local parks and schools. This beautiful home set on a generous 682m<sup>2</sup> (approx) land will surely impress those who are looking for that family home close to the amenities. Set in the bowl of this great court, this home is very welcoming with its expansive driveway and an attractive facade.

Step inside the generous living room that provides a comfortable space for relaxing or entertaining guests, while further through the home, a second living area offers a versatile retreat for family activities or a media room. The dining area flows seamlessly into the kitchen, featuring ample storage and functional design, perfect for daily living and meal preparation.

The main attractions are the wide entry, master bedroom with ensuite and walk in robes, rest of the bedrooms with built in robes, double remote controlled car garage with internal access, laundry, dining space overlooking the well-manicured gardens.

4  2  2 

**FOR SALE**  
\$970,000 to \$1,067,000

### AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Other features include multiple living areas, great outdoor entertaining surrounded by set in a serene garden setting. The house is fitted with modern quality stainless steel appliances, ducted heating, and evaporative cooling systems. It also features gas log heating in the family living which gives the warmth every home need during these cold winters.

Outside, a covered alfresco overlooks a spacious backyard, ideal for entertaining, relaxing, or watching the kids play. Additional parking space for cars, trailers, caravan.

#### Features:

- 600sqm block with spacious backyard.
- Four Spacious bedrooms (master with ensuite & WIR)
- Multiple living zones including open-plan family area
- Contemporary kitchen with stone bench tops, 900mm gas cooktop and oven.
- Dining area
- Separate laundry area for added convenience
- Ducted heating
- Evaporative cooling
- Alfresco area for outdoor entertainment
- Low maintenance garden
- Double remote-control garage with additional parking space for cars, trailers, caravan.

#### Location Benefits:

- Walking distance to Lynbrook Shopping Centre, Lynbrook Train Station, and local parks
- Close to schools including Lynbrook Primary and St. Francis De Sales
- Easy access to South Gippsland Highway and M1 Freeway
- Surrounded by local shops, cafes, restaurants, and medical facilities

Perfect to move straight into or lease out with confidence and strong returns, this home truly has it all.

This is a rare opportunity to secure a move-in-ready, high-quality home in one of Lynbrook's most sought-after family-friendly locations.

## MORE DETAILS

Property ID                    9GYHWR  
Property Type                House  
Land Area                     682 m2

### Ramin Haidary 0416 811 341

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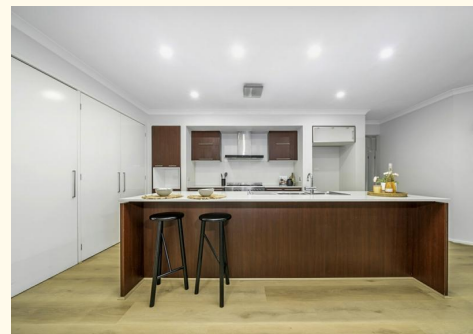
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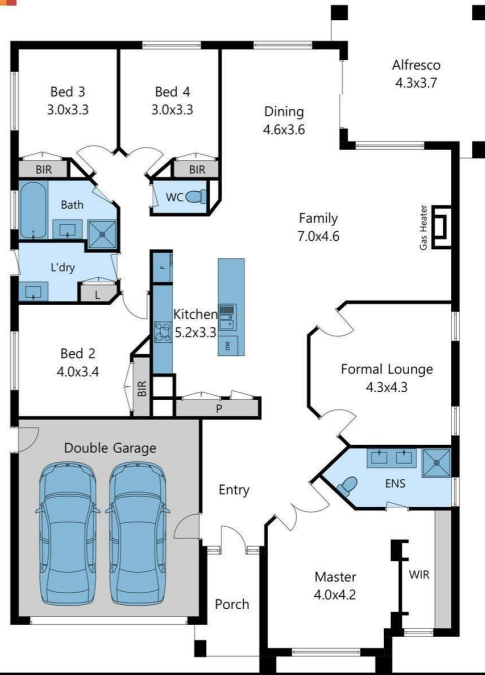
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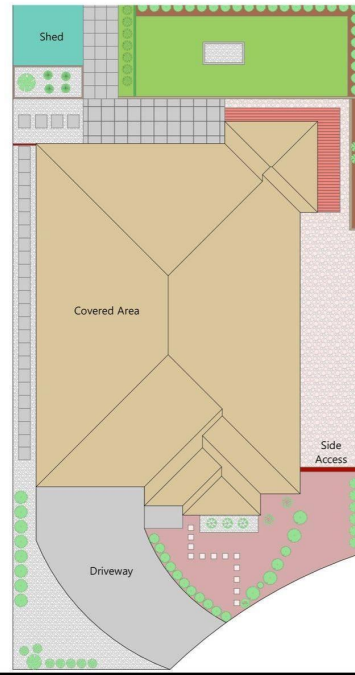
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**LJ HOOKER DANDENONG BERWICK**



**8 MATILDA COURT LYNBROOK**



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