



84 Aylmer Road, Lynbrook

## Grand-Scale Luxury Living with Exceptional Space & Design

Beautifully positioned and thoughtfully designed, this impressive family residence delivers generous proportions, multiple living zones and a highly functional layout ideal for modern family living and entertaining on a grand scale.

The home showcases a flowing open-plan design, anchored by a spacious family and meals area that connects seamlessly with the central kitchen. Designed with practicality in mind, the kitchen features a large island bench, quality appliances and a butler's pantry, making it the perfect hub for everyday living or hosting guests. From here, sliding doors extend the living space outdoors to a covered alfresco area, creating an effortless indoor—outdoor connection.

A selection of separate living areas enhances the flexibility of the home, including a formal living room at the front, a dedicated theatre room tucked away for movie nights, and an additional family zone positioned at the heart of the home—ensuring every member of the household has their own space to relax or unwind.

Accommodation is equally impressive, offering five well-sized bedrooms. The privately positioned master suite is a true retreat,

5 2 2

### AUCTION

Thu 26th Feb @ 7:00PM

### VIEW

Sat 21st Feb @ 11:30AM - 12:00PM

### AGENTS

Rohullah Paykari  
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### AGENCY

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Interested parties must rely solely on their own enquiries.



complete with a walk-in robe and ensuite, while the remaining bedrooms are serviced by a central bathroom and thoughtfully placed laundry. Bedroom five is ideally located toward the rear of the home, perfect for guests, extended family or a home office setup.

Completing the package is a double garage with internal access, excellent storage throughout and a layout that has clearly been designed with comfort, space and lifestyle in mind.

#### Key Features:

- Set on a generous 585sqm (approx.) block
- Five generous bedrooms including a private master suite with ensuite and walk-in robe
- Multiple living zones including formal living, theatre and family room
- Central open-plan kitchen with island bench and butler's pantry
- Covered alfresco area ideal for outdoor entertaining
- Oversized bathroom featuring a spa bath and quality finishes
- Separate, well-appointed laundry with additional storage
- Ducted heating and evaporative cooling for year-round comfort
- Double garage with internal and external access
- Well-zoned floor plan ideal for families of all sizes
- Prime location

Set in a highly sought-after pocket of Lynbrook, this home enjoys close proximity to local schools, parks, shopping precincts, public transport and major road connections, offering both convenience and lifestyle appeal.

#### DISCLAIMERS:

Every reasonable effort has been made to ensure the accuracy of the information provided; however, neither the vendor, agent, nor agency makes any representation or warranty as to its completeness or correctness.

The floor plans provided are for illustrative purposes only and should be treated as such. No liability is accepted for any inaccuracies or omissions in the details or dimensions represented.

As the property may be subject to private inspections, the sale status could change prior to scheduled Open Homes. Prospective buyers are advised to verify the current availability of the property before attending any inspection

#### MORE DETAILS

Property ID	9KXHWR
Property Type	House
Land Area	585 m2

#### Rohullah Paykari 0423 649 553

Owner/ Principal | [rpaykari.dandenong@ljhooker.com.au](mailto:rpaykari.dandenong@ljhooker.com.au)

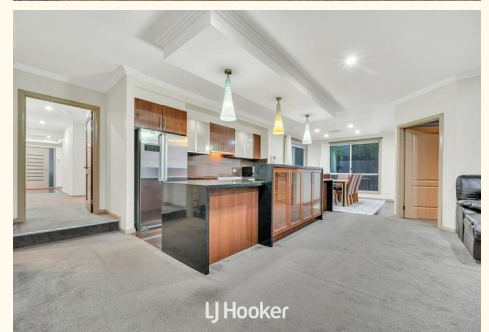
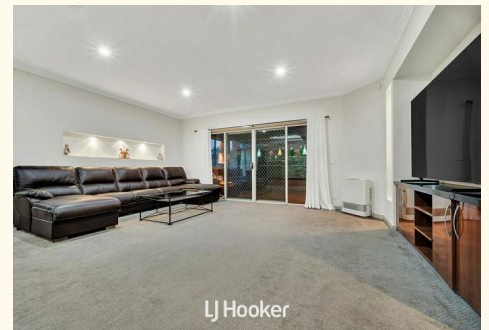
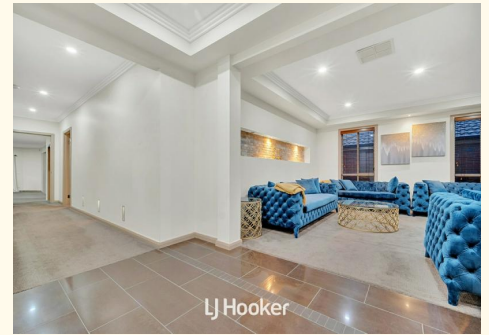
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# Floor Plan



**LJ Hooker**



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**LJ Hooker**