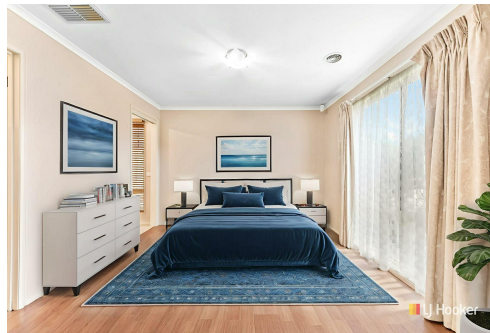
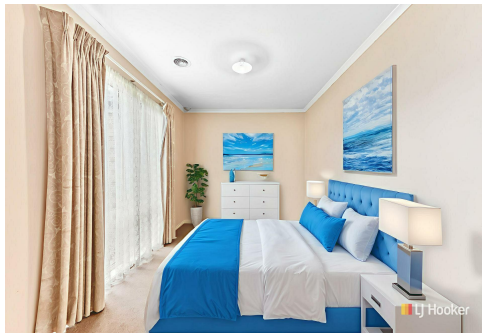




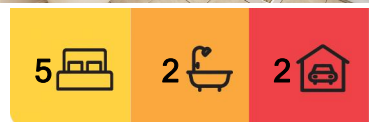
Lynbrook, 9 Cobbler Grange

Spacious Family Living in Prestigious Lynbrook Heights

Perfectly positioned in the highly sought-after Lynbrook Heights Estate, this beautifully maintained family residence offers the space, comfort, and flexibility that growing families will love. Boasting five generous bedrooms or four plus a study, this versatile layout gives you the freedom to set up a home office, guest room, or additional living zone to suit your lifestyle.

Step inside and be impressed by the large formal lounge room, perfect for entertaining family and friends in style. The heart of the home is the hostess kitchen, complete with ample cupboard space, quality stainless steel appliances, a dishwasher, and a breakfast bar - all overlooking the light-filled meals area and expansive family room, which flows seamlessly to the outdoors.

The master bedroom is a private retreat featuring a walk-in robe and a full ensuite, while the remaining bedrooms are all generously sized and are serviced by the central main



For Sale
\$840,000 - \$900,000

View
By Appointment

Contact
John Deo
0411 873 123
john.deo@ljhcasey.com.au
Basir Rezaei
0469 305 281
basir.rezaei@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

bathroom, complete with a relaxing spa bath.

Comfort and security are top priorities, with features including: ducted heating, evaporative cooling, split system air-conditioning, timber floorboards, and an alarm system for peace of mind. Step outside to a fantastic entertaining pergola, ideal for weekend BBQs and family gatherings, all overlooking a spacious backyard - perfect for kids and pets to play. The remote double garage offers rear access, making it ideal for cars, trailers, or a caravan, while additional outdoor features include a water tank and garden shed.

Located in a quiet, family-friendly pocket and only moments to Lynbrook Shopping Centre, schools, public transport, parklands, and more, this exceptional home delivers the ultimate in space, lifestyle, and location.

Don't miss this opportunity to secure a quality home in a premium estate - inspect today and fall in love!

Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided, and interested parties must solely rely on their own enquiries.

More About this Property

Property ID	47XPBFHE
Property Type	House
House Size	28 m2
Land Area	702 m2
Including	Ensuite Ducted Heating Alarm Dishwasher Floorboards Built-in-Robes Water Tank Close to Schools Close to Shops Close to Transport Security System Spa Split system

John Deo 0411 873 123

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

Basir Rezaei 0469 305 281

Sales Associate | basir.rezaei@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**



9 Cobbler Grange, 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.