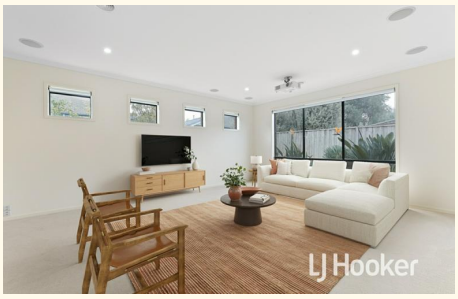

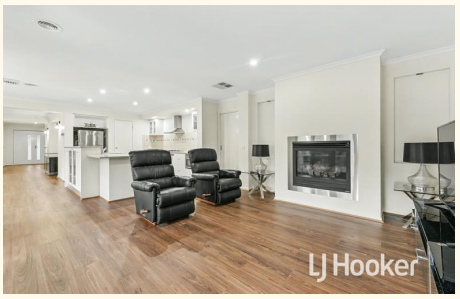

17 Wattle Valley Close, Lyndhurst

Lifestyle Excellence with Space, Style & Superb Family Entertaining

Tucked away at the end of a peaceful court in one of Lyndhurst's most desirable family pockets, this beautifully presented approx. 30-square Metricon built residence on an impressive approx. 550m² allotment delivers the perfect combination of luxury, comfort and expansive family living.

Designed with the growing family in mind, this exceptional 4-bedroom plus study home offers multiple living zones, quality upgrades and outstanding indoor-outdoor entertaining in a location that places every convenience right at your doorstep.

From the moment you step inside, the home impresses with its grand formal entry and hallway with floor boards, that open into double doors to a versatile study or private parents' retreat adjoining the oversized master suite, complete with a private walk-in robe, luxurious full ensuite featuring a spa bath, double vanities, large shower and private access to a secluded decked patio - the perfect spot for a morning coffee, quiet reading space or future jacuzzi retreat. Internal access from the double remote garage further enhances everyday

4 2 2

FOR SALE
$950,000 - $1,040,000

AGENTS

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Interested parties must rely solely on their own enquiries.

convenience.

The heart of the home showcases a beautifully updated chef's kitchen fitted with new stainless-steel appliances that include, an electric oven and rangehood, as well as a gas cooktop, all complemented by generous bench space and abundant storage with a walk-in pantry. Overlooking the spacious bright dining and family room with a stylish gas open fireplace, also with floorboards this central hub effortlessly caters to both relaxed family living and entertaining.

Multiple living zones ensure room for everyone, including a sophisticated formal lounge for relaxing with friends, while the large separate theatre room with projector and speaker creates the ultimate movie-night experience for family and friends.

Step outside and entertain in style under the expansive decked alfresco area, ideal for summer BBQs, outdoor dining and year-round gatherings, all surrounded by freshly landscaped gardens, new lawns and retaining walls that complete the home beautifully.

The additional three oversized bedrooms, each featuring double built-in robes, are privately positioned and serviced by a modern family bathroom and separate WC.

Further premium features include:
- New Ducted heating
- New Ducted evaporative cooling
- New downlights throughout
- Freshly painted throughout
- 2 new toilets
- New quality carpets throughout
- New drapes, curtains and blinds throughout
- 22 solar panels for energy efficiency
- Extensive side concreting
- Double remote garage with internal access
- Freshly landscaped front and rear gardens
- Security cameras

Perfectly positioned within walking distance to parks and waterways and only moments from Lynbrook railway station, Lyndhurst Primary School, Marriott Waters sporting grounds and shopping precinct including Woolworths and Aldi, this outstanding family home also offers effortless freeway access to the CBD, Mornington Peninsula and both bays, this modern family home not only offers not a cent to spend, but also an first class location.

A rare opportunity to secure an exceptional lifestyle property in an elite family-friendly location.

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.

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MORE DETAILS

Property ID	1XHAFBS
Property Type	House
Land Area	550 m2
Including	Ensuite
	Study
	Dishwasher
	Solar Panels
	Alfresco
	Security System
	Spa

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LJ Hooker

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17 Wattle Valley Close, Lyndhurst

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Purchasers are advised to carry out their own investigations.

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LJ Hooker