







8 Mallett Grove, Lyndhurst

Grand Luxury Living with Designer Elegance & Exceptional Space

Set within the prestigious Marriott Waters Estate in Lyndhurst, this grand residence delivers an exceptional standard of living defined by space, sophistication, and refined design. Showcasing expansive proportions, multiple living zones, and high-end finishes throughout, this home is perfectly tailored for large families seeking both luxury and functionality.

Upon entry, you are immediately welcomed by a sense of scale and elegance, enhanced by impressive 2.7m high ceilings and stylish downlights throughout. The formal lounge, beautifully appointed with exquisite chandeliers, offers a refined space for relaxation, while the expansive open-plan family and dining area forms the heart of the home, designed for both everyday living and impressive entertaining.

The gourmet kitchen is beautifully appointed with premium Caesarstone benchtops, quality appliances, soft-close cabinetry, and a generous walk-in pantry, seamlessly connecting to the main living zones and creating a central hub for family life.

4 2 2

FOR SALE
Inspections by Appointment only!

VIEW
By Appointment

AGENTS

Rohullah Paykari
0423 649 553
rpaykari.dandenong@ljhooker.com.au

Mahdi Tawakoli
0480 116 248
Mahdi.dandenong@ljhooker.com.au

AGENCY

LJ Hooker Dandenong City | Berwick
(03) 9877 9750

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.

Accommodation is generously proportioned, featuring four oversized bedrooms. The master suite is privately positioned and offers a true retreat, complete with a walk-in robe and a luxurious ensuite with spa bath and dual vanities. The remaining bedrooms are all spacious in size with built-in robes and are serviced by a stylish central bathroom, ensuring comfort for the entire household.

Adding further versatility, a dedicated theatre/rumpus room provides the perfect space for family entertainment, movie nights, or a private retreat.

Step outside to a covered alfresco area that extends the living space outdoors, overlooking a substantial backyard with plenty of room for entertaining, relaxing, or future potential.

Key Features:
- Expansive 700sqm (approx.) allotment
- Four oversized bedrooms, including a luxurious master with WIR & spa ensuite
- Multiple living zones including formal lounge, family living & theatre/rumpus
- Impressive 2.7m high ceilings enhancing space and natural light
- Gourmet kitchen with Caesarstone benchtops, walk-in pantry & quality appliances
- Soft-close cabinetry and ample storage throughout
- Plantation shutters enhance privacy and light control
- Covered alfresco ideal for year-round entertaining
- Evaporative cooling & ducted heating for year-round comfort
- Security cameras and alarm system
- Double garage with internal and external access
- Spacious backyard with excellent privacy and potential

Enjoy a superb location within close proximity to Marriott Waters Shopping Centre, Lyndhurst Primary School, childcare facilities, parks, and walking tracks, as well as easy access to Lynbrook Train Station, South Gippsland Highway, Western Port Highway, and the Monash Freeway. This is a lifestyle of convenience, connectivity, and premium family living.

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.

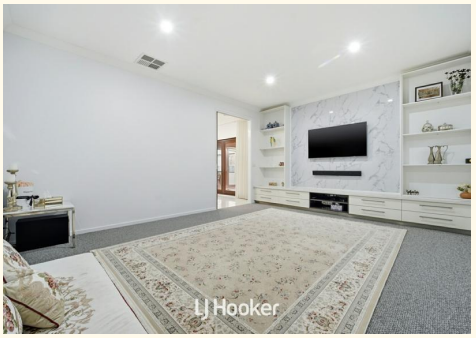
All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

MORE DETAILS

Property ID	9W8HWR
Property Type	House
Land Area	700 m2

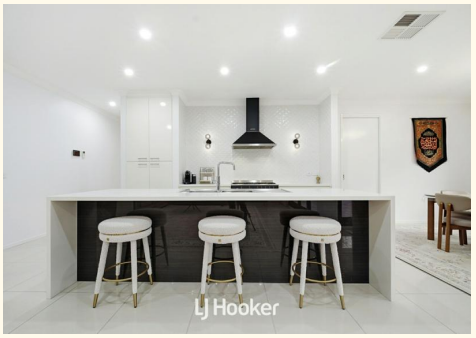
Rohullah Paykari 0423 649 553
Owner/ Principal | rpaykari.dandenong@ljhooker.com.au
Mahdi Tawakoli 0480 116 248
| Mahdi.dandenong@ljhooker.com.au

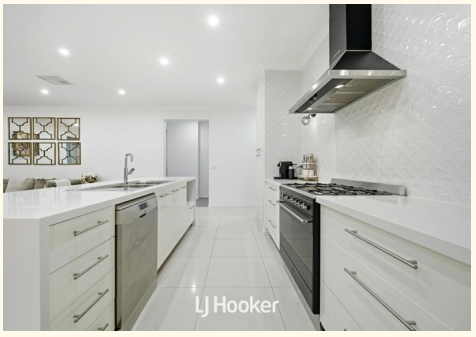
LJ Hooker Dandenong City | Berwick (03) 9877 9750
8/28-32 Gloucester Ave, BERWICK VIC 3806
dandenong.ljhooker.com.au | dandenong@ljhooker.com.au











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.

Floor Plan



LJ Hooker

8 Mallett Grove, Lyndhurst, VIC 3975

* Dimensions are approximate and for illustrative purposes only

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