



17 Johanna Way, Lyndhurst

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## Parkside Living with Space, Style & Unbeatable Convenience

Positioned directly opposite parklands and enjoying a lifestyle of absolute convenience, this contemporary townhouse delivers space, style and low-maintenance living in one of Lyndhurst's most sought-after pockets.

Thoughtfully designed across two levels, the home offers a flexible floorplan ideal for families, professionals or investors. The lower level comprises two generous bedrooms with built-in robes, a central bathroom, separate laundry, excellent storage options and internal access to the double remote garage with rear access.

Upstairs, the heart of the home unfolds into a bright open-plan living and dining zone, flowing effortlessly onto a private balcony that captures beautiful afternoon light and leafy park views. The modern kitchen is well equipped with stone benchtops, stainless-steel appliances, gas cooking, dishwasher, island bench and walk-in pantry, making it perfect for everyday living and entertaining.

The master suite is privately positioned and features a walk-in robe and ensuite, while a convenient powder room services the upper level.

### FOR SALE

\$640,000 - \$690,000

### VIEW

Sat 21st Feb @ 12:40PM - 1:00PM

### AGENTS

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### AGENCY

LJ Hooker Cranbourne  
(03) 5996 4777

Additional comforts include reverse-cycle heating and cooling, solar panels, LED lighting, skylights, fibre-optic internet and security system, ensuring year-round comfort and energy efficiency.

#### Key Features:

- Three spacious bedrooms with robes
- Master bedroom with ensuite & walk-in robe
- Two bathrooms plus powder room
- Light-filled open-plan living & dining
- Private balcony with park outlook
- Well-appointed kitchen with stone benchtops
- Solar panels & energy-efficient lighting
- Security system & fibre-optic connectivity
- Double remote garage with rear access

Residents also enjoy access to the Marriott Waters Residents Club, offering a swimming pool, gymnasium with wetland views, and function rooms.

Ideally located within walking distance to Lyndhurst Primary School, Marriott Waters Shopping Centre, cafés, childcare centres and parklands, and just minutes from Merinda Park and Lynbrook train stations, major roads and freeway access.

A superb opportunity to secure modern living in a premium, park-facing 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.

#### MORE DETAILS

Property ID	1XG3FBS
Property Type	Townhouse
Including	Air Conditioning Dishwasher Built-in-Robes Solar Panels Close to Schools Close to Shops Close to shop



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 **LJ Hooker**