

7 Lauzet Way, Sunbury

Premium Brand New Home in the Everley Estate

Welcome to your stylish new home in Sunbury!

Nestled in the friendly and vibrant suburb of Sunbury, this delightful residence is just waiting for you to move in and start creating some amazing memories.

This charming open plan home delivers the perfect blend of comfort, convenience, and modern luxury - an ideal choice for families looking to settle into a high-quality lifestyle.

The striking facade and outstanding street appeal sets the tone from the moment you walk in. Step through the wide front entry and you are welcomed by soaring ceilings, LED lights, premium-quality flooring, double glazed windows, downlights, and extensive builder upgrades throughout.

At the heart of the home lies a stunning designer kitchen, complete with a large waterfall bench top finished in premium stone, top-of-the-range appliances, abundant storage - a Well equipped kitchen.

For those who love entertaining guests, the Alfresco provide you

4 3 2

FOR SALE
\$799,000 - \$845,000

VIEW
Sat 25th Apr @ 1:00PM - 1:30PM

AGENTS
Krishna Tripathi
0470 278 363
KrishnaT@ljhooker.com.au

Adam Elsherif
0413 222 069
adame@ljhooker.com.au

AGENCY
LJ Hooker Sunbury

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

perfect space for all year round space. Alfresco can be turned into a sun room or a outdoor living space.

The home comprises four generously sized bedrooms, including two master suites, each with its own en-suite and walk-in robe. The remaining two bedrooms feature built-in robes and are serviced by a luxurious central bathroom, complemented by a separate guest powder room. The open-plan layout seamlessly connects the kitchen, dining, and living areas, creating a warm and inviting space designed to bring families together.

Set on a generous 400 sqm allotment, the property offers plenty of indoor and outdoor living space. The spacious backyard is ideal for children and pets, while the alfresco area with a built-in kitchen is perfect for weekend barbecues and entertaining. The low-maintenance yard allows you to enjoy more time with family and friends.

Property Highlights

- 2 Master Bedrooms
- Secure Keypad Entry to main door
- Refrigerated central heating and cooling
- Fully covered outdoor alfresco area
- Outdoor BBQ area
- Roller blinds throughout
- Downlights throughout
- Security alarm system and intercom
- Gas Connection

Location Highlights

- Positioned in one of Sunbury's most desirable estates, renowned for its strong community and family-friendly atmosphere
- Walking distance to Molette park and Aspire Early Education & Kindergarten
- Close proximity to local schools and Salesian College
- Minutes from the upcoming Sunbury Town Centre, Existing Sunbury Square shopping centre, and Sunbury train station making everyday errands and family outings effortless.

Upcoming Infrastructure in Sunbury

- New Sunbury Town Center
- East Village Shopping center
- New campus for Salesian College

Don't miss the opportunity to make it your own.

For more details or to book your private inspection, contact Krishnaa Tripathi on 0470 278 363 or Adam Elsherif on 0413 222 069.

See the link below for an up-to-date copy of the Due Diligence Check List: <https://www.consumer.vic.gov.au/housing/buying-and-selling-property/checklists/due-diligence>

DISCLAIMER: All stated dimensions are approximate only. Given are for general information only and do not constitute any representation on the part of the vendor or agent.

MORE DETAILS

Property ID APJ12
Property Type House
Land Area 400 m2
Including Air Conditioning
Alarm
Intercom
Dishwasher
Floorboards
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage

Krishna Tripathi 0470 278 363

Negotiator & Advisor | KrishnaT@ljhooker.com.au

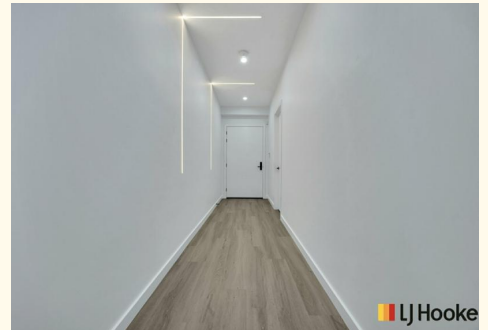
Adam Elsherif 0413 222 069

Director/OIEC | adame@ljhooker.com.au

LJ Hooker Sunbury

Shop 12, Sunbury Square Shopping Centre, 2-28 Evans Street,
SUNBURY VIC 3429

sunbury.ljhooker.com.au | sunbury@ljhooker.com.au



Floor Plan



7 Lauzet Way, Sunbury

* Dimensions are approximate and for illustrative purposes only