

Sold

Lyndhurst



## House & Land Package in Lyndhurst!

TITLE LAND! READY TO BUILD! AQUAREVO ESTATE

Only One At This Price & Location!

Clever plan that offers four bedrooms, practical kitchen with good sized family meals that connects with a decent backyard. These four bedroom, 2 baths and double car garage house is perfect for first home buyer or investors looking to invest in an area of strong rental return.

Few moments away from

- Marriott Waters Shopping Centre
- Merinda Park train station
- Lyndhurst Primary School
- Lyndhurst Kindergarten
- Early parenting centre
- Maternal and child health services centre
- Sports ovals plus Cricket nets

Plus

 4  2  2  416 m2

**Price** SOLD for \$669,000

**Property Type** Residential

**Property ID** 388

**Land Area** 416 m2

**Floor Area** 19.17 m2

### Agent Details

Anand Woodhoo - 0412976270

### Office Details

Victorian House & Land Specialists  
8 Universal Way Cranbourne West  
VIC 3977 Australia  
03 5995 3911



- Easy access to Thompsons Road and Western Port Highway
- Few minutes drive to Lynbrook Train Station
- Close Proximity to Carrum Beach & Bonbeach

#### PACKAGE INCLUSIONS:

- Stainless Steel appliances in Kitchen
- Ceramic tiles to ALL WET AREAS
- Quality carpet & underlay in remaining areas
- Sink mixer to kitchen & laundry
- Basin mixer to vanities
- Shower head on rail one to each shower
- Soft close kitchen drawers
- 40mm Engineered Stone Benchtops
- Cutlery drawer bank with soft close runners to kitchen
- S/S inset double bowl sink with drainer to kitchen
- Hand Held Shower Rose to Bath and Ensuite
- Gas ducted heating
- Fly screens & locks to opening windows
- Termite Protection
- Bricks selected from builder's range
- Colorbond sectional panel lift garage door\* with remote controlled operation to front
- Maximum 6.0m setback & up to 700m<sup>2</sup> allotment
- Excavation with up to 500mm fall over building area
- Set out from existing title boundary pegs
- Sewer & storm water drains to LPD within allotment
- Termite treatment parts A & B
- Engineered slab foundation (up to Class M) with 100mm founding depth to edge beams
- Stainless Steel Dishwasher
- Twin Pull Out Kitchen Bins
- Overhead cupboards
- Coloured sealed concrete driveway up to 30m<sup>2</sup>
- EAVES to front elevation
- Keyed locks to openable windows

The absolute complete package, so call Vinay on 0405 695 442 today!

\*Disclaimer: Price is subject to site costs, design guidelines, travel when applicable & developer's approval. Base price includes standard brick façade. Price/information is subject to change without notice. Images are for illustration purpose only and house is to be constructed. Subject to land availability.

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