

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 m<sup>2</sup>

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

**Property Type** Residential

**Property ID** 388

**Land Area** 416 m<sup>2</sup>

**Floor Area** 19.17 m<sup>2</sup>

### 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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.