



# FOR SALE

## PERFECT FAMILY HOME

Enjoying a peaceful street position in a private and secure court location, this incredibly well-connected and impeccably presented brick home on a generous 1,190sqm block will impress from start to finish.

- 5 Bedrooms, 2 bathrooms.
- Modern kitchen and family space.
- Plenty of off-street parking for the cars, caravan or trailer.
- Magnificent open plan living and dining area with feature free standing wood heater and split-system air-conditioning.
- Elevated and covered entertaining area which overlooks a fully decked pool and spa.
- The backyard includes plenty of grassed area for the kids and pets to run around, two large raised vegetable garden beds and a sectioned off area for the workshop/shed.
- The home also features a 4.5KW solar power system, which feeds back in to the grid, has gas ducted heating, car port, front entertaining deck.
- 5000 litre water tank and reverse cycle split-systems for additional heating and cooling.
- Walking distance to Drake Court Reserve and Mount Lilydale Mercy College, close to the Yarra Valley Shopping Centre, Melba Park, Main Street shopping and Train Station, and with great connection to the Maroondah Highway, Eastlink and the spectacular Yarra Valley.

This unique opportunity won't last. For all enquiries contact Kenneth Ooi 0430 121 802 or Michael Sandhu 0411 593 779

Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs.<http://www.consumer.vic.gov.au/duediligencechecklist>

5 BED | 2 BATH | 4 CAR

PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
N/A



**Kenneth Ooi**  
**0430121802**  
[kenneth@atrealty.com.au](mailto:kenneth@atrealty.com.au)  
[www.atrealty.com.au](http://www.atrealty.com.au)