



**SOLD**

## ANOTHER ONE SOLD BY THE BABET BROTHERS!

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Ladies and Gentleman, do we have something special for you today! Located in the exclusive and prestigious estate of Marriott Waters right across the road from a park and in a quiet court location with local traffic only. Just 2 minutes walk to the Lyndhurst primary school, a 5 minute walk to the local preschool, 5 minute drive to the Merinda Park train station and only a 2 minute drive from Marriott Waters Shopping Centre! Location....TICK!

Resting on a 424m2 block the home itself features 3 great sized bedrooms a generous backyard and an undercover outdoor area perfect for entertaining in either summer or winter! This home has it all and is modern and open plan in its design. The living area features a gorgeous modern and functional kitchen with island bench top, 900mm oven, 900mm cooktop and 900mm range hood. The kitchen overlooks the lounge and dining area so that you can be right there in the action with family and friends whilst preparing your meals. There is also a split system in the living area and master bedroom to keep you cool in summer and central heating to keep you warm in winter!

The master bedroom is generous in its proportions. It features a walk in wardrobe and ensuite with stainless steel tap ware. The other 2 bedrooms are well sized and have built in robes.

The carpets in the home are brand new and were installed only a week ago. The home is immaculate in its presentation, the home features an alarm system and the front door of the property can be opened via a remote, so no need to fumble around for keys at night.

Only 7 years old the home is still covered by the builders warranty and any inspection is welcome. You will love it.

Upon purchasing this property you will become part of the prestigious and exclusive "Club Marriott" which is for the exclusive use of residents and allows access to -

A fully-equipped gymnasium with wetland view

3 BED | 2 BATH | 1 CAR

PRICE:  
\$520,000

OPEN FOR INSPECTION:  
N/A



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