



## FOR SALE

### QUIET AND CONNECTED LOCATION

Relishing an inconspicuous location in a picturesque no-through road, this family focused home close to Lilydale Lake and the Warburton Rail Trail is a picture of natural light coupled with a unique design.

A secure gated entrance and a magnificent wrap around deck welcomes you into the property where sliding doors open into an expansive open plan layout which incorporates a huge living, dining and kitchen area.

Flooded with natural light, this space has plenty of room for the couches, coffee table and dining suite, plus ceiling fans and split-system air-conditioning for comfort.

Including an impressive feature Island bench and breakfast bar, the kitchen is the highlight of a flowing floorplan, incorporating built-in gas cooking, an under bench oven, dishwasher, double pantry, ample storage and direct access to an incredible rear entertaining deck.

Step up to the bedroom accommodation which includes bedrooms with robes and ceiling fans, the master with balcony and 2-way access to the central family bathroom with separate corner shower and inset bath.

Many warm evenings will be spent with guests on the elevated covered outdoor entertaining deck which overlooks plenty of grassed space for the entire family to enjoy, plus an under deck seating area and double roller door access to the double garage.

There are plenty of bonuses here including gas ducted heating, freshly mulched garden beds and an impressive powered under-house workshop which could even be converted to a man cave or teenager's retreat.

Occupying a peaceful position in a quiet and connected street, with proximity to Main Street Lilydale shops, cafes, restaurants and train station, great connection to Swansea and Hull roads, and with easy access to the Maroondah Highway, Eastlink and the amazing Yarra Valley.

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

3 BED | 2 BATH | 2 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

N/A



**Kenneth Ooi**

**0430121802**

kenneth@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)