



FOR SALE

THE PERFECT MODERN FAMILY HOME !

This splendid, large, modern-styled family home is superbly situated in Maribyrnong's most sought-after location. It is ready for you to move in and enjoy its splendour.

This lavish, contemporary, double-storey house was built to the highest quality standards. Its excellent floor plan is ideal for a luxury lifestyle and entertainment. The property is located in the most tranquil, beautiful area in Melbourne's West, the exclusive Edgewater Maribyrnong.

Surrounded by large parklands and near the Maribyrnong River, which is only a stroll away. It is close to the Highpoint shopping precinct, health and medical facilities and sports and recreational centres.

The property comprises:

- Four bedrooms with spacious BIR, including two bedrooms with an ensuite
 - Three bathrooms and three spacious living rooms
 - Large open plan living/dining/kitchen area that opens onto a well-designed courtyard featuring an outdoor BBQ for entertaining family and friends
 - Remote garage and shed
 - Security system
 - An upstairs retreat/family room and a balcony
 - A formal lounge/movie theatre room adds to the house's luxury with the possibility of being converted into a fifth bedroom upstairs
 - A perfect-sized formal lounge which can also be used as a study or office
- The downstairs bedroom includes an ensuite, which is ideal and convenient for guests.
- Furthermore, a vast, bright, open-plan kitchen featuring marble stone surfaces and top-quality appliances is the central points, joined by a stunning courtyard area

From an endless list of exclusive features, including split system heating/cooling in each room, polished timber floors, video intercom, and beautifully landscaped front and backyard, your lifestyle is relaxing and enjoyable in the surrounding high-class neighbourhood.

This luxury home is close to everything you would need: public transport (1-minute walk to the tram stop), Highpoint Shopping Centre, ALDI, Maribyrnong River walking trails, parks, cafes &

4 BED | 3 BATH | 2 CAR

PRICE:
Auction

OPEN FOR INSPECTION:
N/A

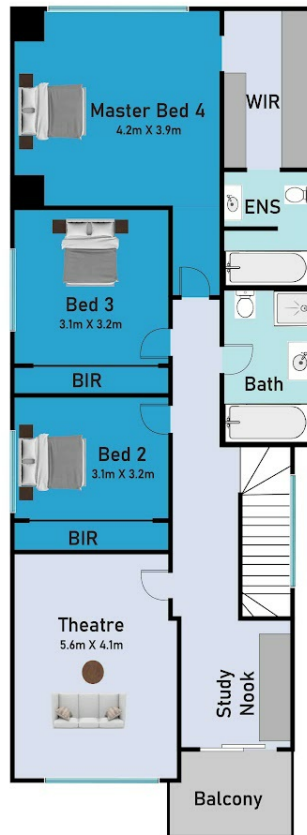


Dannie Tran
0413778119
dannietran@atrealty.com.au
[Danni Tran Profile @realty](#)

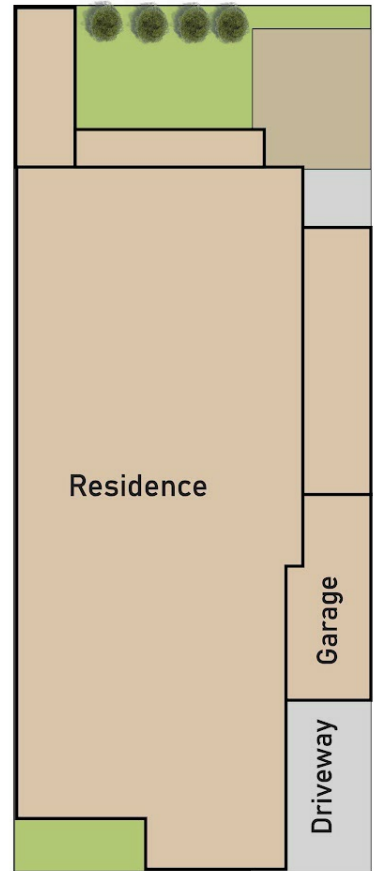
Ground Floor



First Floor



Site Plan



9 Lyric Street, Maribyrnong

* Dimensions are approximate and for illustrative purposes only



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.