



Pat Pathirana @realty



FOR SALE

PRICE DROP - GENEROUS FAMILY LIVING ON A PRIME CORNER ALLOTMENT

Positioned on a generous 660sqm (approx.) corner allotment in the heart of Berwick, this spacious four-bedroom, three-bathroom residence on Lydia Mary Drive offers an exceptional blend of comfort, functionality and future potential. Located approximately 41km from Melbourne's CBD, it presents an outstanding opportunity for families seeking space within an established and highly regarded setting.

The thoughtfully designed floorplan delivers multiple living zones and generous accommodation throughout. The master bedroom features a walk-in robe and private ensuite, while the remaining bedrooms are well-proportioned and serviced by additional bathrooms, ensuring everyday convenience for growing families.

At the heart of the home sits a well-appointed kitchen complemented by a dedicated bar area, ideal for entertaining and family gatherings. Quality finishes, ample storage and seamless connection to the living and dining spaces make this zone both practical and inviting.

Year-round comfort is assured with gas ducted heating and evaporative cooling, supported by gas hot water and the added convenience of a central vacuum system. A double remote garage provides secure parking, with additional off-street parking available.

Outdoors, the expansive backyard offers plenty of space for entertaining, children and pets, while the prized corner position enhances accessibility and flexibility, including potential subdivision (STCA).

Conveniently located close to quality schools, shopping centres, recreational facilities and offering easy freeway access, this is a rare opportunity to secure a substantial parcel of land in one of Berwick's most established and family-friendly pockets.

4 BED | 3 BATH | 2 CAR

PRICE:

\$1,150,000 - \$1,250,000

OPEN FOR INSPECTION:

N/A



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TOTAL: 205 m²
 1st floor: 135 m², 2nd floor: 70 m²
 EXCLUDED AREAS: GARAGE: 37 m², PORCH: 15 m², COVERED PATIO: 38 m²,
 WALLS: 17 m²

Floor Plan

Site Plan

The floor plan is not to scale. Areas and dimensions are approximate and therefore plan should only be used for illustrative purposes

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.