



# FOR SALE

## PARKSIDE LIVING WITH STRONG INVESTMENT APPEAL IN THE HEART OF LYNDHURST

Perfectly positioned in a quiet and highly sought after pocket of Lyndhurst, directly opposite landscaped parkland with walking paths and barbecue facilities, this well-maintained residence delivers a lifestyle of comfort, convenience and long term value.

Set within the popular Marriott Waters precinct, the home presents an outstanding opportunity for families, first home buyers and investors seeking a quality property in a proven growth location.

The home offers a practical and well considered floorplan, comprising three generously sized bedrooms. The master bedroom is privately positioned and features a walk in robe and full ensuite, while the remaining bedrooms are fitted with built in robes and serviced by a central bathroom.

At the centre of the home, a functional kitchen overlooks the open-plan meals and family area, creating a natural hub for everyday living and entertaining. The layout provides a seamless flow through the home, balancing space and practicality.

Additional features include ducted heating and a split system air conditioner, ensuring year-round comfort, along with a single lock up garage with internal access for added convenience.

The outdoor area is designed for low-maintenance living and relaxed entertaining, featuring a covered gazebo with built-in seating and a private backyard setting ideal for family gatherings or quiet enjoyment.

One of the standout features of this property is its direct park frontage, offering immediate access to open green space, walking tracks and barbecue facilities, enhancing both lifestyle and long term appeal.

Currently leased at \$2,390 per calendar month, the property also represents a strong investment opportunity with immediate rental return in a high-demand location.

Location Benefits

3 BED | 2 BATH | 1 CAR

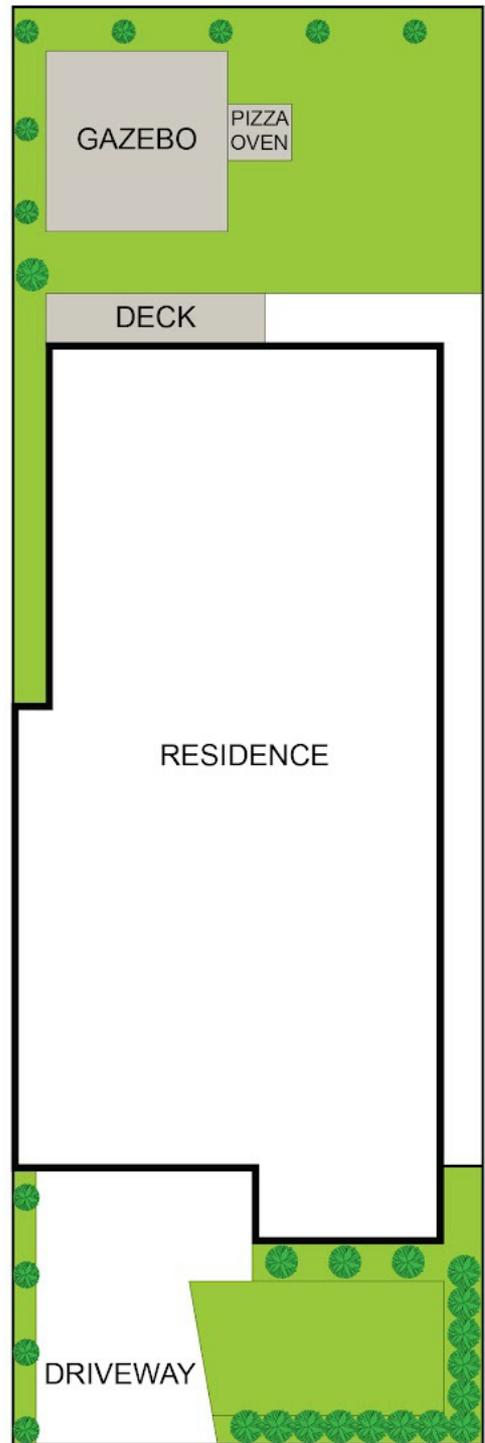
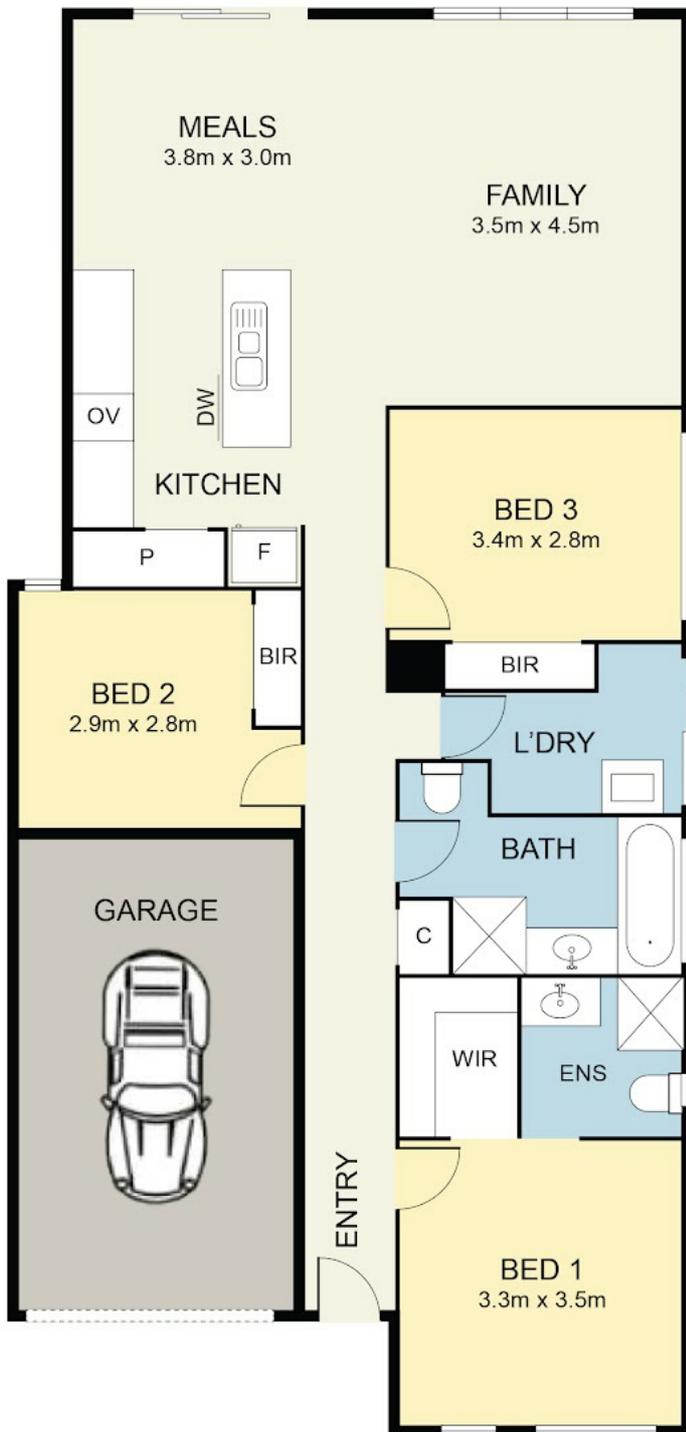
PRICE:  
\$730,000 - \$780,000

OPEN FOR INSPECTION:  
N/A



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SITE PLAN

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.

DISCLAIMER

PLANS SHOWN ARE MARKETING PURPOSE ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

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