



# For Sale

10 Billy Street, Lyndhurst VIC 3975

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## UNDER OFFER! Modern Style In A Family-Focused Location

Introducing this contemporary, low-maintenance residence situated in a highly sought-after locale, sure to attract a diverse range of eager buyers.

The single-level floorplan is beautifully appointed and highlighted by stylish elements that enhance the open-plan living/dining area, as well as a modern stone-topped kitchen with walk-in pantry and private north-facing alfresco – perfect for outdoor entertaining.

Positioned at the front of the residence, the master bedroom boasts a walk-in robe and ensuite, while 3 further bedrooms feature BIR's and share a central bathroom with a separate toilet for added convenience. Enjoy the added luxury of ducted heating, split system heating/AC, large laundry and automatic double garage.

Just a quick walk to Lynbrook station, this low traffic, highly desirable neighbourhood is also close to St Francis de Sales Primary School, Marriott Waters Shopping Centre and arterials.

Disclaimer: We have in preparing the content used our best endeavours to ...

**Keith Chan**

Sales Executive/Auctioneer

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#### BOX HILL

Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

#### HAWTHORN EAST

33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

#### MELBOURNE CBD

Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

#### POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

#### SOUTH MORANG

29 Gorge Road, South Morang. VIC 3752 | 8804 5888

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