



## 12 Gregson Grove LYNDHURST VIC 3975

 4  2  2

\$680

Date available: 21 April 2025

[Book Inspection](#)

### LUXURIOUS LARGE AND LOVELY

This large four bedroom, plus study, home offers plenty of space for the whole family. The flexible floorplan allows for a possible 5th bedroom, large home office, children's retreat or rumpus/theatre room (please note that only a wall mounted projector screen is provided in this room).

Located in the highly sought after Lyndhurst estate, this home was designed for year round entertaining and comfort.

Property features include:

- \* Stunning entry hall with feature lighting and artworks opening onto the large open plan living, dining and kitchen
- \* Large, fully tiled, open plan living, dining and kitchen areas connect seamlessly with the covered entertaining deck via bifold doors
- \* Modern kitchen with 900w Blanco electric oven, Blanco 5 burner gas cooktop, Bosch dishwasher, large walk in pantry, plumbed fridge space and stone benchtops
- \* Large multipurpose room at the rear of the living area which could be used as a 5th bedroom, large home office, childrens retreat or a rumpus/theatre room (only a wall mounted screen is provided)
- \* Oversized master suite with feature pendant lighting, his and hers walk-in robes and ensuite with double vanity
- \* Three additional well sized bedrooms each with built in robes
- \* Family bathroom with separate bathtub and shower cubicle, separate toilet in the hall for convenience

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- \* Large laundry with direct access to the exterior
- \* Ducted heating and refrigerated air conditioning
- \* Lovely covered Alfresco area for year round entertaining
- \* Fully fenced and secure rear yard with storage shed
- \* Double remote garage with direct access to entry hall and alfresco area plus additional driveway parking
- \* Membership to Club Marriott Lyndhurst

Short stroll to Lyndhurst Primary School, Marriott Waters Reserve and Hector Anderson Reserve. Moments to Marriott Waters Shopping Centre, Lyndhurst Secondary College, Merinda Park train station, Cranbourne Homemaker Centre and multiple local shopping centres.

Looking to inspect this property?

Click on the "Book Inspection" button, provide us with your contact details and you are registered and ready to go!

Where there are no set advertised inspections, or the times listed don't suit, click on the "Request an Inspection" button, pop in your contact details and we will be in touch to arrange an inspection.

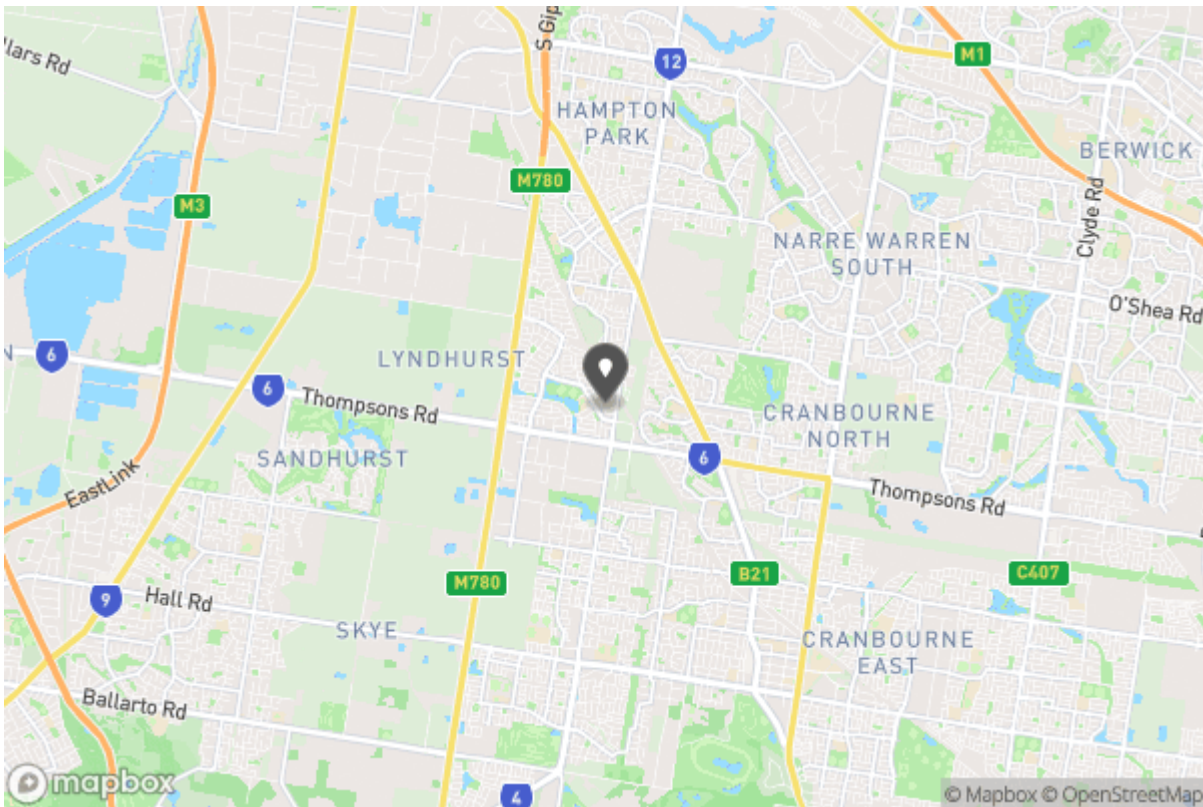
Please ensure that you register for inspections. If no one registers for an inspection time, the inspection may not proceed. Plus, by registering you will be automatically advised of any changes, updates, cancellations or future inspections.

# Gallery

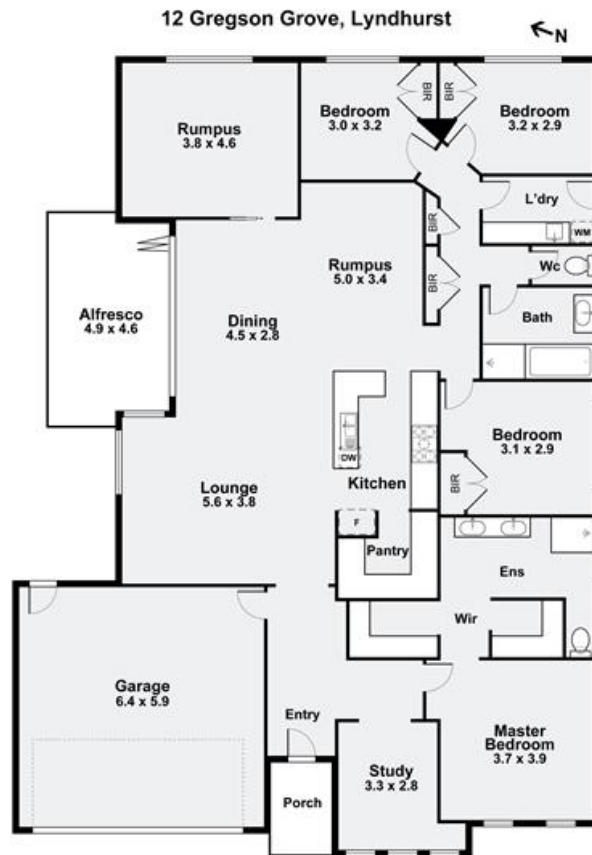




# Location Map



# Floor Plans



Whilst every attempt has been made to ensure the accuracy of this floorplan/stepplan, measurements of doors, windows, rooms and any other items are approximate only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.



Don't forget to confirm your inspection by SMS or email

Kate Ilinova  
03 9591 8888  
kllinova@metropole.com.au

03 9591 8888  
Level 2, 181 Bay Street  
Brighton VIC 3186



### Why Book with Metropole Melbourne

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentAccountName=metropolemelbourne&address=12%2bGregson%2bGrove%252c%2bLYNDHURST>