



### 3 Lomandra Avenue Maddingley VIC

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YPA is pleased to present this immaculately presented Fenhurst Home, featuring three spacious bedrooms. The master suite is complete with a walk-in robe and ensuite, while the remaining bedrooms offer built-in robes. The home boasts a large separate living area at the back, bathed in natural light.

The expansive kitchen and dining area are equipped with stone benches, pendant lighting, a dishwasher, and a 900mm stove. Stepping outside, you'll find an incredible entertainment space with stamped concrete timber-look flooring and a large covered area, surrounded by fully landscaped gardens with an irrigation system in the front yard and a garden shed.

The three-car remote garage is a standout, fully fitted as a man cave with a wood Coonara, yet still providing ample

**Price** : \$ 700,000  
**Land Size** : 544 sqm  
**View** : <https://www.ypa.com.au/8030319>



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

