

# 435 Evans Road, LYNBROOK GARDENS VIC 3975

## Boutique Homes



### DESCRIPTION

A stylish, modern and stunning development of Boutique houses.

Raising the benchmark in contemporary design, these houses present quality inclusions with stunning facade features. Lynbrook is a picturesque estate set amongst a stand of 300 year old river red gums.

Set in semirural land, Lynbrook has been designed with care and forethought, reflecting a high level of sensitivity for the environment and natural assets for which the community is well known.

All houses feature large lounge, kitchen meals and family rooms with a porch at the front entrance.

These spacious houses consists of 4 bedrooms and 2 bathrooms, with the master bedroom including an ensuite.

Lynbrook is expected to provide residents with a lake, wetlands, oval, interactive playground and BMX track. A neighbourhood retail centre currently under construction for all your shopping needs.



### AREA SNAPSHOT

Capital Growth 8%p.a | Yield 4.7% | Vacancy Rate 9.3%



### PROJECT SUMMARY

|                                  |   |
|----------------------------------|---|
| <b>Property Address:</b>         | 435 Evans Road, Lynbrook Gardens                              |
| <b>Developer:</b>                | Deal Property Pty Ltd   |
| <b>Construction:</b>             | May, 2009 (Stage 1)   |
| <b>Proposed Settlement:</b>      | April / May, 2009   |
| <b>No. of Building Levels:</b>   | 1   |
| <b>Title:</b>                    | Standard Lot  |
| <b>Total No. of houses:</b>      | 50  |
| <b>Floor Plans:</b>              | 4 bdrm, 2 bath houses   |
| <b>Land Size:</b>                | 453 sqm 799 sqm (Stage 1)                                     |
| <b>House Size:</b>               | 20 27 squares of living area                                  |
| <b>Car park/s Per Apartment:</b> | Double car garage   |
| <b>Market Price Range:</b>       | \$390,825 - \$444,615   |
| <b>Council/Municipality:</b>     | City of Casey (Vic)   |
| <b>Amenities:</b>                | Close proximity to Bus, Rail, Schools and Shopping Facilities |

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