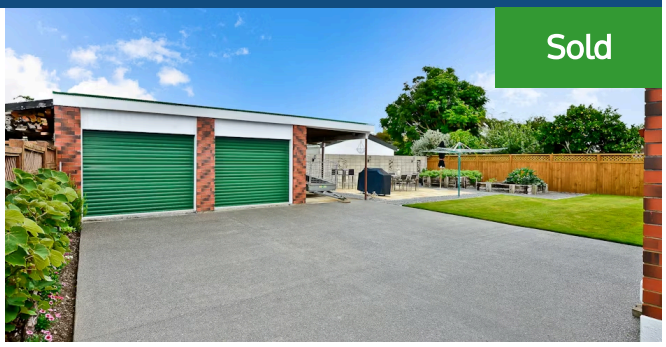
Lugtons

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12 Glen Lynne Avenue, Queenwood

A family home for over three and a half decades, this Queenwood classic brick is full of treasured memories. It comes to market in mint condition. Meticulously nurtured and upgraded over the years, it is a very easy home to move into and call your own. All upgrades have been undertaken with quality in mind, including the laundry which is newly refurbished. There is a separate tiled shower room and a bathroom with soft close custom-made cabinetry by Montage. The kitchen was also manufactured by Montage Kitchens. It features Stonex counters, quality appliances, gas cooking, a wall oven, and excellent storage. Dining is light-filled and the separate lounge provides warm relaxed living for all the family. Spacious accommodation includes two large family bedrooms and a master with three wardrobes and a ceiling fan, ideal for hot days and humid nights. Flooring is a mix of stylish, modern, eco-friendly cork tiles and newish carpet. Windows are well treated with sun filters and anti-mould drapes. Interiors are bright and sunny, and benefit from HRV and a heat pump, to create a comfortable, inviting living environment. In recent years the house has been lightly lived in and shows pride of ownership. There is ample parking for an assortment of vehicles, new automatic doors on the double garage, a carport and handy garden shed. The rear courtyard, which was added four years ago, has been designed for relaxed open air living. Gardens are raised for effortless use, the lawns are in tip-top condition, and upgraded fences border attractively landscaped grounds. The family-friendly location is close to boutique shops and cafe culture in Queenwood's popular village precinct. The close proximity of early childhood centres, schools, river, parks and Chartwell mall make this a superb lifestyle area, constantly in demand. Commuter routes are handy.

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Land area	809 m²
Floor size	161 m²
Rates	$2,593.00





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