




## 12 Lyell Road Boronia VIC

3  1  5 

Naturally bright and brilliantly updated for instant pleasure, this single level home rests upon a level 777sqm approx. allotment and offers a welcoming environment for the family to enjoy with space to entertain with friends.

Hardwood floorboards are a beautiful highlight throughout with the large lounge room welcoming you into the home and embracing the elegance of large picture windows that frame aspects of the front yard.

The kitchen reflects contemporary desires with stone benches, accompanied by a microwave shelf, step-in pantry, stainless steel gas stove plus a Bosch oven, while the separate dining area is spacious and perfect for family dining.

Sliding doors offer an easy link out to a generous, covered

**Land Size** : 777 sqm  
**View** : <https://www.frederickproperty.com.au/sale/vic/east/boronia/residential/house/7292663>



**Fred Liu**  
 03 9889 1118



**Renee Tian**  
 03 9889 1118



## 12 Lyell Road Boronia

THIS FLOOR PLAN IS A SKETCH OF ALL DATA SHOWN IS GENERAL ONLY.  
NO WARRANTY IS MADE BY THE ARCHITECT.  
AND SHOULD NOT BE USED FOR CONSTRUCTION.