

**13 Comtois Lane, Clyde North, Vic 3978**

**AREA SPECIALIST**

**Sold House**

Saturday, 11 May 2024

13 Comtois Lane, Clyde North, Vic 3978

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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**\$525,000**

Its Addressed: Embrace modern living in this stylish single-story townhouse, ideally positioned just a 2-minute walk from Willandra Rise Primary School and within the catchment area for Cranbourne East Secondary College. Set directly opposite a parkside walking track and mere steps from Vantage Avenue Reserve, playground and skate park, this home combines urban convenience with suburban greenery. Selandra Rise Shopping Village's array of dining and cafes are an easy stroll away, enhancing the community feel. The townhouse boasts a modern facade rendered in neutral tones. The front is complemented by an easy-maintenance pebbled garden, while a rear-loaded garage offers secure parking with a remote-controlled Colorbond door. The home's exterior promises low upkeep without sacrificing style. Inside, discover a spacious open-plan living environment accentuated by stunning vaulted cathedral ceilings that expand the sense of space. Luxurious timber-look laminate flooring runs throughout, while modern LED downlights paired with ample natural light create a warm, inviting atmosphere. The layout includes a well-sized yard featuring a BBQ area with exposed aggregate concrete and lush grass. The contemporary kitchen showcases 40mm laminate countertops, a four-seater breakfast island and quality appliances including a gourmet rangehood, gas burner cooktop and electric oven. There are two carpeted bedrooms, each outfitted with soft window furnishings for privacy. The bathroom offers a fresh, sparkling finish with an oversized semi-frameless shower, ceramic sink with modern mixer tapware and a generous vanity unit. This property is an ideal starter for those seeking a blend of modern comfort and exceptional convenience. Contact us for a priority inspection today!

Property specifications  
Two bedrooms, open-plan dining and living, well-sized yard with easy maintenance outdoor spaces  
Modern facade looks out over parkside walking track  
Ducted heating, natural light, LEDs, high cathedral ceilings  
Single lock-up garage  
Central, convenient locale  
For more Real Estate in Clyde North contact your Area Specialist.

Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.