

# 18 Theatre Circuit, Clyde North, Vic 3978



## House For Sale

Friday, 17 May 2024

18 Theatre Circuit, Clyde North, Vic 3978

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Dilshan Wijerathna  
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**\$760,000 - \$820,000**

Equipped with quality finishes throughout, this property truly is a designer's dream, perfect for families who love to entertain in elegances. As you step into this stunning property, you'll be greeted by a separate study and front formal living area perfect to be tailored to your needs, whether you're looking for a study, library or office and formal lounge or theatre space the possibilities are endless! Continuing down the grand entry/spacious hall, the staircase is central to the home and adjacent to the powder room, perfect for the guests of the home. With everything you need to whip up culinary masterpieces, the standout feature of this home is the entertainer's kitchen equipped with ample storage, stainless steel appliances and stone benchtops flowing from the kitchen and large island bench which is sure to impress your guests and is complete with ample storage flowing into the butler's pantry and hidden large laundry with additional storage and space. The heart of the home overlooks the open plan living and dining area with central access to the low maintenance backyard, perfect to tailor to your needs with ample view and space for the kids or pets to enjoy, creating an ideal place to enjoy as a family! The upper level of the home features three generously sized bedrooms each featuring their own built-in wardrobes, positioned perfectly around the main bathroom and study nook with additional storage, creating a separate zone perfect for the kids/young adults of the home! The master suite is a true highlight of the home, featuring a secluded space as well as ample storage throughout with expansive walk-in wardrobe and spacious ensuite, perfect for unwinding after a long day.

- Kitchen with Walk-in Pantry and Island Bench
- Open Plan Living and Dining
- Formal Living/Study or Guest Bedroom
- Large Master Suite with Ensuite and Walk in Wardrobe
- 3 Bedrooms with Built in Wardrobes
- Main Bathroom and Additional Powder Room
- Spacious Laundry with Ample Storage
- Fully Enclosed Low Maintenance Backyard
- Refrigerated Cooling and Ducted Heating
- 2 Car Garage with Dual Access

Situated in the brand-new Orana Estate in this property has been developed with convenience in mind, with only a short commute to established community amenities as well as development of future amenities like the Clyde Train Station. This property is only a short distance to:

- Future Amenities in Development of Orana Town Centre, Schools and Wetlands
- Orana Park and Off-Road Bike Paths Throughout Estate
- Shopping on Clyde (Coles, Health & Beauty Services, Bank, Chemist, Restaurants and more)
- Selandra Rise Shopping Centre (Woolworths, Gym, Restaurants, Medical Centre and more)
- Clyde Secondary College
- Bus Route 897 Lynbrook station to Tuckers Rd/ Pattersons Rd
- Variety Livvi's Place Edgebrook Playground
- Access to the future Clyde Train Station
- Clyde Skatepark (Ashtead Street)
- Bella Vista Gardens
- Clyde Creek Primary School
- Clyde Secondary College
- Clyde Recreation Reserve
- Eliston District Park Playground

Call Dilshan Wijerathna 0402 696 602 or Tilash Fernando 0412 499 129 to schedule a private inspection for you to flow through the house at your own pace with no distractions and feel all this home has to offer. **\*\*PHOTO ID REQUIRED UPON INSPECTION\*\***