

**22 Barley Crescent, Clyde North, Vic 3978**



**House For Sale**

Wednesday, 3 April 2024

22 Barley Crescent, Clyde North, Vic 3978

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 328 m2**

**Type: House**



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**\$675,000 - \$725,000**

Nestled in the coveted Circa Estate with proximity to popular amenities, this impeccable contemporary home is wonderfully versatile, offering something for everyone in a fast-growing setting. Residing on an easycare block with a flourishing frontage, the property's striking brick facade is instantly captivating courtesy of its modern charcoal accents and large wraparound window. Opening with soothing soft tones and easy-to-maintain tiled floors, the intuitive layout presents a comfortable family room for cosy TV evenings alongside a flexible study for whisper-quiet remote working. Placed towards the rear, the light-filled living/dining zone spills to the serene entertainers' alfresco, overlooking the grassed backyard which is perfect for the kids' playset. Further encouraging socialising, the stylish stone kitchen commands a prime central position, featuring plentiful storage and quality built-in appliances for the aspiring chef's creations. Completing this welcoming family haven, the secluded primary bedroom is zoned for peace and privacy with a spacious walk-in robe and exclusive ensuite, as the two remaining bedrooms are serviced by the full family bathroom and separate w/c. To ensure optimal comfort all year round, the home is equipped with ducted heating, split-system air conditioning and ceiling fans, while additional finishing touches comprise blinds throughout, a laundry with linen storage and a secure single garage. Making everyday life a breeze for a busy household, this move-in ready home is within minutes of Grayling Primary School, Kambrya College and elite private schools such as Hillcrest and St Francis Xavier. It's also close to Eden Rise Village, Casey Central and glorious parks, while the M1 and nearby Beaconsfield Station promise seamless city commuting. With nothing left to do but unpack and unwind, this is a superb opportunity for first homebuyers, downsizers and astute investors. Secure your viewing today!

**Property Specifications:-** Two living zones for formal and casual occasions, seamless outdoor flow- Peaceful entertainers' alfresco, low maintenance landscaping, single garage- Stone kitchen has electric oven, gas cooktop, dishwasher, ample storage- Three bedrooms, primary has ensuite, family bathroom with bath- Ducted heating, split-system AC, ceiling fans and blinds throughout- Walk-in robes, 2x built-in robes, additional linen storage, versatile study

**Disclaimer:** All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy, we do not accept any responsibility for its accuracy and do no more than pass it on. Any interested persons should rely on their own enquiries.