

**26 Manoora Avenue, Clyde North, Vic 3978**



**Sold House**

Wednesday, 10 January 2024

26 Manoora Avenue, Clyde North, Vic 3978

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 448 m2**

**Type: House**



Chaminda Gunasekara

0359909536

**\$890,000**

**CLYDE NORTH: (Heritage Hill Estate)** Nestled in the heart of Clyde North, this stunning residence at 26 Manoora Avenue offers approximately 28 sq URL of pure elegance (excluding the pergola) on an expansive 448 sqm land. Built in 2017, this modern masterpiece perfectly combines contemporary design with functional living spaces, creating an ideal sanctuary for your family.

**Key Features:**

- Contemporary Design:** The residence showcases a modern architectural design that seamlessly integrates style and functionality, offering a truly sophisticated living experience.
- Spacious Interiors:** With generously proportioned living spaces, including multiple living areas, this home is perfect for families seeking room to grow and entertain in style.
- Gourmet Kitchen:** The gourmet kitchen is a chef's delight, equipped with butler's kitchen, premium appliances, ample storage, and a stylish aesthetic, making meal preparation a pleasure.
- Master Suite Retreat:** The expansive master suite is a sanctuary of comfort, featuring a private ensuite, walk-in wardrobe, and a serene ambiance for relaxation.
- Outdoor Oasis:** Step outside to a meticulously low maintenance landscaped backyard, ideal for hosting gatherings or simply enjoying peaceful moments in the fresh air.
- Family-Friendly Neighborhood:** Located in the highly sought-after Clyde North area, the property is surrounded by reputable schools, parks, and essential amenities, ensuring a convenient and family-friendly lifestyle.
- Proximity to Infrastructure:** Enjoy easy access to major transport links, shopping centers, and recreational facilities, providing the perfect balance between urban convenience and suburban tranquility.
- Investment Potential:** Positioned in a rapidly growing suburb, this property presents a sound investment opportunity with the potential for future capital growth.
- Local Shops:** A leisurely 10-minute stroll will take you to the heart of the local shopping area.
- Hillcrest Christian College:** Just a pleasant 15-minute walk away, ensuring easy access to quality education.
- Rivercrest Christian College:** A quick 4-minute drive for added convenience.
- Grayling Primary School:** A short 3-minute drive for families with young learners.
- St Francis Xavier College & St Catherines Primary School:** A mere 4-minute drive for hassle-free school commutes.
- Eden Rise Shopping Centre:** Only 7 minutes by car, providing a variety of retail and dining options.
- Berwick Waters Lake, Walking Trails, and Playground:** Immerse yourself in nature with a scenic 15-minute walk to Berwick Waters Lake, where walking trails and a playground await, perfect for family outings and relaxation.
- Kambrya College:** Just a 7-minute drive, making it easy for older students to reach their educational destination.

This property offers not just a home but a lifestyle filled with convenience, education, and natural beauty. Seize the opportunity to call this place your own! **BOOK AN INSPECTION TODAY, IT MAY BE GONE TOMORROW - PHOTO ID REQUIRED AT ALL INSPECTIONS!**

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