

**30 Merribrook Boulevard, Clyde, Vic 3978**



**Townhouse For Sale**

Saturday, 11 May 2024

30 Merribrook Boulevard, Clyde, Vic 3978

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Jackson Caine  
0399757080



Mac Naidoo  
0399757080

**\$560,000 - \$570,000**

Mac Naidoo and LJ Hooker Property Point presents 30 Merribrook Boulevard, Clyde. A double storey build, this townhouse is a contemporary sight to behold and offers an array of incredible features including a serene and light-filled kitchen/dining/living open plan zone with modern appliances, a gorgeous main bedroom with ensuite and walk-in robe and it is perfectly situated for young families to enjoy a relaxed, yet convenient lifestyle. A range of amenities including dining and entertainment opportunities, medical facilities, parks and playgrounds, shopping centres, early learning centres and quality zoned schooling options are within easy reach.- The dark timber and red brick exterior is bold but inviting as it leads into a beautifully modern home filled with natural light, impeccable design features and plenty of space in the tiled open plan kitchen/dining/living zone for families to create precious memories together.- Three generously sized, carpeted bedrooms contain built-in robes with the captivating main offering a walk-in robe and modern ensuite.- Central main bathroom is well-designed, tiled, and offers a large shower, separate relaxing bathtub and tidy vanity with sparkling mirror and plenty of under-sink storage.- The well-equipped kitchen offers a beautiful space for making meals and includes an array of quality features like modern appliances including oven, gas cooktop, convenient island bench/breakfast bar, large windows and the inspired touch of a splash back window behind the stove.- A fully fenced courtyard offers a lovely area to chill out with a handy backyard shed, fold-down clothesline and walk-through access to the garage.- Notable highlights of this property include a double garage, low maintenance landscaped front yard, downlights, split system air-conditioning and separate internal laundry containing an additional toilet/powder room. Offering convenient and connected living, this property is surrounded by amenities, with Coles Clyde North and other local grocery and retail stores just a short drive away. For families, local zoned schools including Clyde Primary School, Clyde Secondary College and Ramleigh Park Primary School, plus many others both in and outside of zoning boundaries. Sporting and outdoor enthusiasts will enjoy recreational facilities including Cranbourne Turf Club, Casey Fields and the Royal Botanic Gardens. An easy journey awaits commuters, with access to Cranbourne Train Station, well-serviced bus routes and various freeways. Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au) as of 23/10/2023 and subject to change.