

**32 Burnbank Parade, Clyde North, Vic 3978**



**House For Sale**

Wednesday, 12 June 2024

32 Burnbank Parade, Clyde North, Vic 3978

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 593 m2**

**Type: House**



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## \$1,000,000 - \$1,100,000

Equipped with quality finishes throughout, this property has something for everyone with ample style and space, perfect for families who love to entertain in elegances. As you step into this stunning property, you'll be greeted by a separate front formal living area perfect to be tailored to your needs, whether you're looking for a study, guest bedroom or simply a 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 and large laundry with dual access and ample storage with linen closet as well as access to the 2-car garage, positioned perfectly before hitting the heart of the home creating a seamlessly and easy flow through the home. With everything you need to whip up culinary masterpieces, the stylish kitchen is equipped with ample storage including walk in pantry, stainless steel appliances and stone benchtops flowing from the kitchen as well as the large island bench, sure to impress your guests. The heart of the home overlooks the open plan living and dining area with access to the undercover alfresco area, perfect to tailor to your needs with views across the expansive fully enclosed backyard perfect to make your own dream garden and/or potential to add a pool (STCA) with workshop shed and fire pit area already at your disposal with plenty of space for the kids or pets to enjoy, creating an ideal place to enjoy as a family! The upper level of the home features four generously sized bedrooms each featuring their own built-in wardrobes, positioned perfectly around the main bathroom and separate toilet, linen closet and rumpus/games area, creating a separate zone perfect for the kids/young adults of the home! The master suite is a true highlight of the home, featuring ample storage throughout with an expansive walk-in wardrobe and large ensuite which boasts a separate toilet, perfect for unwinding after a long day in a secluded spot for the master's to enjoy. Oozing elegance and sophistication, this home is near new and perfect for families looking for comfort and style, ready for an exciting new chapter and place to call to home!

- Near New Property with Additional Ample Street Parking
- Formal Living/Sitting Room and Additional Living Upstairs
- Open Plan Living and Dining
- Kitchen with 900mm S/S Appliances, Walk-in Pantry and Breakfast Bar
- Master Suite with Premium Pure Wool Carpet, Walk in Wardrobes and Ensuite with Separate Toilet
- Remaining Bedrooms with Premium Pure Wool Carpet and Built in Wardrobes
- Main Bathroom, Separate Toilet and Downstairs Powder Room
- Spacious Laundry with Ample Storage including Multiple Linen Closets
- Ducted Heating and Split System Cooling
- Under Cover Alfresco Entertainment Area
- Expansive Fully Enclosed Backyard with Garden, Workshop Shed and Fire Pit Area
- 2 Car Garage with Dual Access
- Wide Side Gate Access for Extra Parking Space for the Boat, Caravan, or Trailer

Located on an expansive 592m<sup>2</sup> block this property is located in arguably one of the best positions within the newly established Smiths Lane Estate with premium park facing position and in close proximity to ample outdoor amenities available for everyone to enjoy, including lush open spaces and playgrounds as well as many amenities for the growing family at your fingertips and only a short commute to:

- Walking distance proximity to Lacey Park, Smith Lane Adventure Park and Walking Trail
- Walking distance proximity to the newly built Topirum Primary School
- Clyde Grammar School
- Saint Germain Shopping Complex with Medical Centre, Gym, Restaurant and Cafes
- Bunnings On Clyde North with neighbouring ALDI, Pet Stock, RSEA, REPCO and more
- The Avenue Village Shopping Centre (Woolworths, Chemist, Medical Centre, Vet and more)
- Selandra Rise Shopping Centre (Woolworths, Pharmacy, Restaurants and more)
- Hillcrest College
- Rivercrest Christian College
- Grayling Primary School
- M1 Freeway Access (Inbound and Outbound)

Call Dilshan Wijerathna 0402 696 602 or Osada Jayawardana at 0432 359 242 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 \*\*