

**40 Athenaeum Avenue, Clyde North, Vic 3978**

**House For Sale**

Saturday, 2 December 2023



40 Athenaeum Avenue, Clyde North, Vic 3978

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **\$730,000-\$770,000 -BRAND NEW!**

Superb 5 Bedroom, 2 Bathroom, Modern Spacious Kitchen + WIP, Open Living & Dining, Alfresco & Double Garage! Indulge in the epitome of luxury living with this custom-built, brand-new masterpiece nestled in the prestigious Orana Estate, Clyde North. Boasting meticulous craftsmanship and thoughtful design, this home is a testament to contemporary elegance. Boasting four bedrooms, the flexibility of a theatre room as a potential fifth bedroom adds versatility to suit your lifestyle. The open family living and dining areas are designed for seamless flow, creating a welcoming space for daily life and entertaining. **Property Highlights:** **Quiet Street Serenity:** Situated on a tranquil street, enjoy the peace and privacy that this location provides, making it ideal for family life. **Proximity to Parks, Wetland & Ovals:** Being next to parks, ovals & wetlands means you have easy access to green spaces for outdoor activities, picnics, and leisurely strolls. **Abundant Natural Light:** Large windows strategically placed throughout the house allow sunlight to flood the interior, creating an inviting and uplifting atmosphere. **5 Bedrooms or Theatre Room Option:** Boasting 4 bedrooms, with the added flexibility of converting the theatre room into a fifth bedroom, this home adapts effortlessly to the diverse needs of modern living. **2 Bathrooms:** Two thoughtfully designed bathrooms offer convenience and a touch of luxury, elevating your daily routine. **Open Living Concept:** The open living area serves as a versatile hub, offering seamless interaction between family members and creating a space for cherished moments. **Modern Kitchen with WIP:** Experience culinary luxury in a modern, spacious kitchen featuring a walk in pantry, exquisite Caesarstone benchtops, a stylish stone tiled splashback, and high-end appliances. **Separate Dining:** A dedicated dining area adjacent to the kitchen creates an inviting atmosphere for meals, enhancing the sense of togetherness. **Outdoor Alfresco:** Step into your inviting alfresco space, seamlessly extending your living area and providing the perfect spot for outdoor dining, relaxation, and entertainment. **Low-Maintenance Landscaping:** Both the front and back yards have been thoughtfully designed with low-maintenance landscaping, ensuring your outdoor spaces remain beautiful and hassle-free. **Double Car Garage:** A double car garage offers secure parking and extra storage space, catering for both convenience and practicality. **Move-In Ready:** Impeccably maintained and move-in ready, this property allows you to settle in seamlessly and start enjoying your new home immediately. **Other Features:** Brand new custom built luxury home, modern facade, 6 star energy rating, grand entry with 1020mm solid wooden door, master bedroom with WIR & ensuite with double vanity, 3 x beds with framed mirror's BIR, ducted heating & evaporative cooling, quality blinds throughout, LED downlights, 2700mm ceiling height, designer internal high doors (2340mm), upgraded porcelain tiles & timber flooring, soft - close cabinetry throughout, bulkhead over kitchen island bench, upgraded 40mm stone throughout, modern spacious kitchen with walk in pantry, 900mm premium kitchen appliances, stone tiled splashback, dishwasher, feature glass windows, water connection provision for fridge, premium tapware & vanities, separate toilet with basin, spacious laundry with stone benchtop & plenty of storage space, laundry with internal/external access, timber look garage door with internal & backyard access, gas & water provision in alfresco, extra wide aggregate concrete driveway, colour concrete around the block, glass sliding doors to alfresco creating an indoor/ outdoor flow, sensor light, front landscaping - developer inclusion, external garden tap & many more in the list... **Orana Estate Lifestyle:** Orana Estate offers a vibrant community atmosphere with access to excellent schools, shopping centers, transport, medical facilities, kinders, childcare, wetlands, parks, kinders and many more providing the perfect blend of convenience and tranquility. This brand-new custom built masterpiece is designed to elevate your lifestyle with its luxurious features and prime park-side location. Don't miss the opportunity to make this exceptional property your new home. Enquire today to arrange a viewing and experience its beauty firsthand. **\*\*PHOTO ID REQUIRED AT ALL INSPECTIONS\*\*DISCLAIMERS:** Every precaution has been taken to establish the accuracy of the above information; however, it does not constitute any representation by the vendor, agent, or agency. Our floor plans are for representational purposes only and should be used as such. We accept no liability for the accuracy or details contained in our floorplans.