

# 414 Berwick-Cranbourne Road, Clyde North, Vic 3978



## Sold House

Thursday, 15 February 2024

414 Berwick-Cranbourne Road, Clyde North, Vic 3978

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 3481 m2

Type: House



Dilshan Wijerathna  
0402696602



Madhawa Hewawasam  
0426659974

**\$2,800,000**

\*\*\* Tender Submissions closing at 4 p.m. on Monday the 27th of November 2023 \*\*\* Investors pay attention: Option to buy 1 or both blocks! A rare opportunity has presented itself for you to own one of the largest parcels of land and home in the Heart of Clyde North, with multiple development opportunities to an astute investor. With plans and permits approved for 6 double story separate houses (no body corporate) (pending final endorsement of plans) and in addition ample space to develop either a Childcare / Medical or multiple townhouses (STCA), you do not miss out on this rare opportunity that will not be available again in the heart of Clyde North. Built on an impressive space, a home is already situated with 4 generous bedrooms, open plan living, dining and kitchen with plenty of storage inside and out as well as options for parking the car, van and boat plus more! Spread across 3481m<sup>2</sup> this property will be sure to impress anyone looking to secure an investment opportunity of a lifetime, located in one of the most desirable locations with plenty of lush open spaces and many surrounding amenities and only a short commute to: • Sandymount Drive Reserve Playground • Bus stop (Route 898) • Ramlegh Reserve Playground, Cricket and Soccer Fields • Ramlegh Park Primary School • Clyde Creek Primary School • Clyde Secondary College • Kingswim Aquatic Centre • Casey Medical Centre Clyde • Selandra Rise shopping centre (Woolworths, Jets Gym, Restaurants, Medical centre) • Clyde Shopping Centre (Coles, restaurants, McDonalds, Shell, Kmart, Medical centre) Call Madhawa Hewawasam 0426 659 974 or Dilshan Wijerathna 0402 696 602 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 \*\*