

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



**Sold House**

Friday, 3 November 2023

44 Athenaeum Avenue, Clyde North, Vic 3978

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 350 m2**

**Type: House**



**Kamaljeet Singh**  
0387518140



**Vijay Kumar**  
0387518140

**\$710,000**

Brand New Home Ready to Move In Clyde North: ORANA 1 ESTATE: This brand-new property offers a modern and comfortable living space, featuring four bedrooms and two bathrooms. The spacious master bedroom includes an ensuite with dual vanities and a generously sized walk-in robe, providing ample storage space. The remaining bedrooms are equipped with built-in robes, ensuring convenience and organization. The main bathroom is complete with a bathtub for relaxation and a separate toilet for added convenience. The open plan kitchen is designed with a spacious island bench, offering a functional workspace for meal preparation. The kitchen is fitted with high-quality appliances, ensuring a pleasurable cooking experience. Adjacent to the kitchen is the meals and family area, providing a comfortable space for dining and relaxation while overlooking the backyard. Throughout the property, laminate timber flooring has been installed, enhancing the aesthetic appeal and providing durability. The low maintenance gardens contribute to easy upkeep, allowing more time to be spent enjoying the property rather than maintaining it. Overall, this brand-new property offers a well-designed layout with modern features and finishes, providing a comfortable and convenient living environment.

The main features of the property- Built in 2023- 4 bedrooms- 2 bathrooms- Master with WIR- Ensuite with dual vanities- BIR- Kitchen with Stainless steel appliances- Meals Area- Family Area- Laminate timber flooring- Low maintenance gardens- Ducted Heating: Yes- Dishwasher: Yes- Downlights: Yes- Chattels: All Fittings and Fixtures as Inspected as Permanent Nature- Deposit Terms: 10% of Purchase Price- Preferred Settlement: 30/45/60 Days Located in close proximity to all amenities- Walking distance to estate's cafe, adventure park and neighbourhood park- Primary & Secondary schools- Clyde Grammar school- Eden Rise shopping centre- Clyde North shopping precinct- Medical centres- Hospitals- Freeway and Highway- Sporting facilities- Ramleigh Reserve Cricket & Soccer Fields- Casey RACE Recreation & Aquatic Centre- Casey Indoor Sports Centre- Cafes & Restaurants- Parks & Playgrounds Do not miss your chance to own this brand new home. PHOTO ID REQUIRED AT ALL INSPECTIONS

DISCLAIMER: All stated dimensions in the content and photos are approximate only. Due diligence check list: <http://www.consumer.vic.gov.au/duediligencechecklist>