

**49 Melaan Way, Clyde North, Vic 3978**



**House For Sale**

Friday, 5 April 2024

49 Melaan Way, Clyde North, Vic 3978

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Madhawa Hewawasam  
0426659974



Aman Dhanoa  
0421803383

**\$750,000 - \$800,000**

Do not miss out on your opportunity to secure a property that's ideal for anyone looking in the convenient location in sought-after New Orchards Estate. Upon entry this property features a central hallway running down the property with access to the secluded master suite which features a walk-in wardrobe and ensuite, creating a separate area for the master's to unwind after a long day. As you continue down the hallway, the property features ample storage lining the hallway and access to 2 bedrooms with built-in wardrobes, central to the home and perfect to tailor to your needs, all positioned before hitting the heart of the home! The home expands to the heart of home and the kitchen is equipped with stainless steel appliances, island bench and built-in pantry with ample storage and space, positioned perfectly to watch over the kids or pets play in or outdoors while preparing a home-cooked meal! The open-plan living and dining area fills the home with natural light and creates a seamless flow through the home with access to the European laundry, main bathroom and separate toilet and remaining bedroom with built-in wardrobes as well as the fully enclosed low-maintenance backyard.

- Open Plan Living and Dining
- Kitchen with Walk-in Pantry, S/S Appliances and Breakfast Bar
- Master Suite with Walk-in Wardrobe and Ensuite
- 3 Bedrooms with Built-in Wardrobes
- Additional Lounge and Study Nook
- Main Bathroom with Separate Toilet
- European Laundry with Ample Storage
- Ducted Heating and Evaporative Cooling
- 2 Car Garage with Dual Access

Situated within the newly established The Orchards Estate and enjoy the serenity of the surroundings with many amenities for the growing family at your fingertips and only a short commute to:

- Future Park and School Development
- Ramleigh Springs Wetlands & Corroboree Street Fenced Dog Park
- Pygora Way Playground and Outdoor Gym
- Cascades On Clyde - Estate & Wetlands
- Selandra Rise Shopping Centre (Woolworths, Pharmacy, Restaurants and more)
- Shopping on Clyde (Coles, Chemist, Bakery, Fast Food and Restaurant and more)
- Bunnings Clyde North and ALDI
- Ramleigh Park Primary School
- Wilandra Rise Primary School
- Clyde Creek Primary School
- St Thomas the Apostle Catholic Primary School
- St Peter's College, Clyde North Campus
- Bus Stop 888

Call Madhawa Hewawasam 0426 659 974 or Aman Dhanoa 0421 803 383 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\*\***