

70 Picnic Avenue, Clyde North, Vic 3978



House For Sale

Friday, 2 February 2024

70 Picnic Avenue, Clyde North, Vic 3978

Bedrooms: 4

Bathrooms: 2

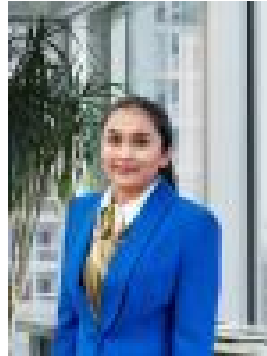
Parkings: 2

Area: 381 m2

Type: House



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If you are looking to secure a 4-bedroom family home with convenience and style, this one is for you! Upon entry, the property flows down a centralised hallway with access to the garage and master bedroom. The master bedroom is complete with a walk-in robe and ensuite, providing a private retreat. Each additional bedroom is equipped with built-in robes and conveniently located near the central bathroom. Additionally, there is Kids retreat known for creating a sense of spaciousness and flow, which can be ideal for kids entertainment. Continuing down the hallway the property opens to the kitchen with walk-in pantry and breakfast bar, perfect for a relaxing morning coffee, as well as the dining and lounge area which also includes sliding door access to the backyard as well as large windows to watch over the kids or pets. The low maintenance backyard is meticulously designed with an assortment of potted plants that will remain in place, creating a harmonious blend of greenery and calmness within your immediate environment. There's also a spacious laundry room with dual access.

- Open Plan Living and Dining
- Kitchen with Stainless Steel Appliances, Stone Benchtops and Walk in Pantry
- Master Suite with Walk in Wardrobe and Ensuite
- 3 Bedrooms with Built in Wardrobes
- Main Bathroom with Separate Toilet
- Laundry with Dual Access
- Ducted Heating and Evaporative Cooling
- 2 Car Garage with Dual Access

Situated within the sought-after Meridian Estate this property is located within proximity to many amenities, creating the perfect place for the local kids to play! This property is only a short distance to:

- Clyde North Lifestyle Centre (ALDI, Repco, Fast Food and Restaurant and more)
- St Germain's Shopping Center (Coles, Pharmacy, Cafes and more)
- BKs Learn to Swim, Clyde North
- Kids on Meridian
- Meridian Central Park
- Wilandra Rise Primary School
- St Peters Secondary College
- Bus Stop (881)

*****INCLUSION LIST*****

1. Upgraded facade
2. Double glaze windows
3. Timber 2340 x 920 front entry door
4. Upgraded locks
5. Exposed aggregate concrete
6. Landscaping
7. Fencing
8. Concrete around the house
9. Laminate flooring throughout
10. Porcelain tiles
11. Upgraded frameless shower
12. 40mm upgraded stone bench
13. 2700 High ceiling
14. Square set corner ceiling
15. High size internal doors 2340x 820
16. Built in pantry with over head cupboards
17. Water fall island bench
18. Undermount kitchen sink
19. Flyscreens
20. Blinds with pelmets
21. Laundry bench and overheads cupboard
22. Mirror sliding door to all bedroom
23. Roof skylights
24. Upgraded plumbing fixtures
25. Down lights throughout
26. Built in appliances
27. Cooling and ducted heating
28. Upgraded roof flat tiles
29. Upgraded bricks
30. Timber look Garage door
31. Brick over the windows
32. Kitchen splash backs
33. Powder room
34. Security door
35. Niche to shower
36. Double vanity in all bath rooms

Call PHILLIP VERMA on 0420 344 192 or ASTHA VERMA on 0469 852 054 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 **