

79 Athenaeum Avenue, Clyde North, Vic 3978



House For Sale

Tuesday, 26 December 2023

79 Athenaeum Avenue, Clyde North, Vic 3978

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Dilshan Wijerathna
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Osada Jayawardana
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\$749,000 - \$829,000

Upon entry, this sun kissed home flows down a grand hallway and features access to the front living/theatre that can be tailored to suit your needs, whether you're looking for a secluded lounge for the masters of the home, additional bedroom or kid's game room/rumpus room, the possibilities are endless! Positioned close by, the master suite features a spacious walk-in wardrobe and stylish ensuite with large shower, perfect for unwinding after a long day! The property continues past the garage with dual access, walk-in linen cupboard and study space, perfect for working from home or to house your book and movie collection before hitting the heart of the home! The kitchen features stone benchtops throughout including the breakfast bar, stainless-steel appliances and ample storage including the walk-in pantry. The spacious open plan living and dining is positioned around the heart of the home and includes split system cooling and ducted heating throughout as well as stacking sliding door access to the expansive undercover alfresco deck, perfect for entertaining family and friends. The home is complete with a secondary hall with access to the remaining 3 bedrooms with built in wardrobes, positioned closely to the main bathroom and separate toilet and spacious laundry with dual access. Do not miss out on your opportunity to secure a property boosting comfort and functionality some only dream of, with a modern design!

- Brand New feeling (2-Year-Old Home)
- High Ceiling Throughout with Open Plan Living and Dining
- Additional Lounge and Study
- Kitchen with Stainless Steel Appliances, Breakfast Bar and Walk in Pantry
- Master Suite with Walk in Wardrobe and Ensuite with Separate Toilet
- 3 Bedrooms with Built in Wardrobes
- Main Bathroom and Powder Room
- Laundry with Dual Access and Walk-In Linen Cupboard
- Undercover Alfresco Deck and Low Maintenance Fully Enclosed Yard
- Solar Panels (save hundreds on electricity bills)
- Ducted Heating, Split System Cooling
- 2 Car Garage with Dual Access

Situated in the brand-new Orana Estate in this property has been developed with convenience in mind, with only a short commute to established community amenities as well as development of future amenities like the Clyde Train Station. This property is only a short distance to:

- Orana Park and Off-Road Bike Paths Throughout Estate
- Shopping on Clyde (Coles, Health & Beauty Services, Bank, Chemist, Restaurants and more)
- Selandra Rise Shopping Centre (Woolworths, Gym, Restaurants, Medical Centre and more)
- Clyde Secondary College
- Bus Route 897 Lynbrook station to Tuckers Rd/ Pattersons Rd
- Variety Livvi's Place Edgebrook Playground
- Access to the future Clyde Train Station
- Clyde Skatepark (Ashted Street)
- Bella Vista Gardens
- Clyde Creek Primary School
- Clyde Secondary College
- Clyde Recreation Reserve
- Eliston District Park Playground

Call Dilshan Wijerathna 0402 696 602 or Osada Jayawardana 0432 359 242 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****