

# 8 Precinct Walk, Clyde North, Vic 3978



## House For Sale

Thursday, 18 April 2024

8 Precinct Walk, Clyde North, Vic 3978

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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## **\$610,000-\$670,000 - Exceptional Location!**

Nestled within the highly coveted Circa Estate of Clyde North, this 3-bedroom home epitomizes comfort and convenience. Designed with meticulous attention to detail for families, it simplifies maintenance efforts while enhancing lifestyle quality due to its proximity to esteemed schools, lush parks, serene wetlands, and convenient shopping destinations. Upon entry, a welcoming hallway gracefully guides you to a spacious master bedroom adorned with a walk-in robe and ensuite, accompanied by two additional bedrooms sharing a contemporary family bathroom. The separate laundry ensures added convenience, while the well-appointed kitchen boasts essential appliances and a built-in pantry, seamlessly flowing into the open-plan living and dining area, providing ample space for relaxation and social gatherings. A double garage provides secure parking and additional storage space, completing this inviting family residence.

**Property Highlights:**

- **Tranquil Street Serenity:** Enjoy peace and privacy in a family-oriented locale.
- **Three Spacious Bedrooms:** Retreat in comfort within generously sized rooms.
- **2 Bathrooms:** Crafted for convenience and indulgence.
- **Open Living Area:** Versatile space for bonding and entertaining.
- **Modern Spacious Kitchen:** Culinary haven with top-tier appliances.
- **Dedicated Dining Area:** Ideal for shared meals and gatherings.
- **Abundant Natural Light:** Illuminates interiors for a refreshing ambiance.
- **Low-Maintenance Landscaping:** Effortless upkeep for front and back yards.
- **Secure Double Car Garage:** Practical parking and storage solutions.

**Community Features:**

- **Excellent Schools:** Access to quality education for your family.
- **Abundant Parks and Ovals:** Encouraging an active lifestyle with green spaces.
- **Convenient Shops:** Nearby for daily needs and leisurely shopping.
- **Medical Facilities:** Close proximity for peace of mind.
- **Transportation Access:** Simplified commute with easy access to Berwick train station, M1 freeway, and more.

**Additional Features:** Master bedroom with WIR + Ensuite, high ceilings, feature lights indoor/outdoor, quality timber flooring, upgraded carpet, roller blinds, heating & cooling, stainless steel kitchen appliances, dishwasher, stone island bench, remote control double car garage with internal access, outdoor entertainment area, letterbox, NBN connected, and more.

**Note:** This current residence yields a monthly rental income of \$1,955 under a lease agreement on a monthly basis. This residence offers more than just comfort and convenience; it extends an invitation to become an integral part of the vibrant Circa Estate community. Don't miss the chance to make this exceptional property your own. Contact us today for further details and to schedule a private viewing. Act swiftly, as opportunities like this are not to be overlooked!

**\*\*PHOTO ID REQUIRED AT ALL INSPECTIONS\*\***

**DISCLAIMERS:** Every precaution has been taken to establish the accuracy of the above information; however, it does not constitute any representation by the vendor, agent or agency. Our floor plans are for representational purposes only and should be used as such. We accept no liability for the accuracy or details contained in our floorplans.