

9 Merribrook Boulevard, Clyde, Vic 3978



House For Sale

Saturday, 13 April 2024

9 Merribrook Boulevard, Clyde, Vic 3978

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



Ravi Fernando



Sachin Patel
0480501062

\$1,130,000 - \$1,240,000 Luxury Ex Display!!

A rarity in the market built by reputed builder. This well-designed home is tucked away in family focused Edgebrook estate which provides modern, quality & convenient life with easy of access to all necessary amenities, peaceful surroundings and future Ramleigh Springs Village shopping center. Flooded with natural light, offering stylish and modern finishes throughout. This great property would impress anyone who inspect. Grand entrance will welcome you and your family/friends with warmth and luxury into a wide passageway and front study, followed by a formal lounge and Theater / optional 5th bed room. Elegant island 60mm stone benchtop with waterfall ends, dream of a kitchen with ample storage space, 900mm undermount cooktop & Oven with modern tiled splash-back, butlers pantry with sink, open plan kitchen and living zone, powder room, decked alfresco opens to a large backyard with low maintenance and modern backyard. Come upstairs to another spacious living zone, three bedrooms with walk-in robes, grand master bedroom with retreat, spacious walking robes, ensuite with double vanities, large shower & bath tub and Balcony overlooking the Variety Livvi's Place Edgebrook Playground. Perfect sanctuary to relax and unwind after a successful day. With immaculate presentation and an array of luxury & stylish fixtures, fittings throughout spacious interior, your new home offers- Large theatre / Optional 5th Bed room- Front Study room and Spacious Lounge- Black Taps all throughout- Multiple Living Zones (3 downstairs & 1 living upstairs)- Elegant Kitchen with 900mm undermount Cooktop and Oven- Additional Powder room and sink in the garage- Covered and decked alfresco with large backyard- Large master bedroom with spacious walk-in robe- Ensuite with double vanities, large shower & Bath Tub- Retreat & Private balcony to Master bedroom overlooking water front- Three more rooms with walking robes- Main bathroom and separate toilet upstairs- Leisure/activity area This home offers Inclusions- Security cameras and Alarm system - Modern High ceiling with bulk head and squared cornice - Designer landscaping front and back- Double Glazed windows and sheer curtains - Balcony to master bedroom- Decked entrance and alfresco- Laminated flooring to hallway, kitchen, dining and one open plan living area.- LED Down lights through out- Carpets to Upstairs- Double under-mount sink to kitchen- Under-mount sink to butlers pantry- Five burner undermount cook top and oven to kitchen- Luxury stone bench top to island benchtop- Tiled splash-back- Pendent light to dining- Integrated Dishwasher- Heating and Cooling- Weathermatic smart sprinkler system - Ceiling fan to the alfresco *** Photo ID required for all inspections ***