

**90 Athenaeum Avenue, Clyde North, Vic 3978**



**House For Sale**

Tuesday, 26 December 2023

90 Athenaeum Avenue, Clyde North, Vic 3978

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Dilshan Wijerathna  
0402696602



Osada Jayawardana  
1300 87 44 55

**\$620,000 - \$670,000**

This low maintenance 3-bedroom home is ideal for anyone looking to secure a family home sunkissed in natural light and quality finishes! Upon Entry, this property flows down a main hallway with access to the master suite featuring a walk-in wardrobe and spacious ensuite, creating a secluded space for the masters of the home and as you continue down the hall, the property has access to the garage and study nook before hitting the heart of the home. The kitchen features stone benchtops throughout the wrap around benches and breakfast bar, stainless-steel appliances, and ample storage throughout include the built in pantry. The kitchen overlooks the open plan living and dining space and features access to the backyard, that is just calling for a relaxing glass of wine while enjoying a summertime BBQ with friends and family! With high quality finishes throughout, the home is complete with a secondary hall with access to the 2 bedrooms with built in wardrobes, positioned closely to the main bathroom and separate toilet and close by the spacious laundry with dual access. • Brand New feeling (2-Year-Old Home) • High Ceiling Throughout • Open Plan Living and Dining and Study Nook • Kitchen with Stainless Steel Appliances, Breakfast Bar and Built in Pantry • Master Suite with Walk in Wardrobe and Ensuite with Separate Toilet • 2 Bedrooms with Built in Wardrobes • Main Bathroom and Powder Room • Laundry with Dual Access and Linen Cupboard • Alfresco Space and Low Maintenance Fully Enclosed Yard • Ducted Heating and Evaporative 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 (Ashtead 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\*\*