

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



**Sold Townhouse**

Tuesday, 28 May 2024

90 Picnic Avenue, Clyde North, Vic 3978

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Svetlana Bobroff  
0390887488

**\$620,000**

A haven of stylish serenity in a vibrant pocket of fast-growing Clyde North, this two-year-old townhouse takes lifestyle living to the next level. Commanding attention from the kerbside with its masterful union of materials, the home's captivating facade is enhanced by contemporary clean angles and chic monochrome tones, as the stone retaining wall, exposed aggregate steps and lush green plants add a touch of refined elegance. Awash with lashings of natural light, the sumptuous interiors beckon with a soft neutral palette and Scandi-style floating floors, while the bespoke open design is configured with carefree family life in mind. Featuring quality carpet and dual blackout blinds, the front living room is wonderfully versatile and effortlessly soothing, flowing to the comfortable family/meal zone with its joyful geometric feature wall. The eloquent transition between inside and out encourages laid-back entertaining, revealing an impeccable backyard with picture-perfect artificial grass for minimal upkeep, alongside a beautiful sunlit pergola for catching up with friends. The highlight of the entry level is undoubtedly the sleek stone kitchen, which boasts a premium 900mm Westinghouse oven and complementary gas cooktop for the aspiring chef's creations, plus an on-trend subway splashback and prominent island with timeless VJ panels. Upstairs is where the sanctuary vibes continue, with three peaceful bedrooms that set the stage for a restful night's sleep, incorporating generous proportions and seamless access to the family bathroom with its full-size bath. Stealing the limelight, the main bedroom is the oasis of calm that busy parents crave, boasting a well-lit walk-in robe with custom storage, plus a pristine ensuite with a marble-effect vanity and sparkling oversized shower. Both levels are equipped with strategically placed split-system air conditioners, while further extras include airy high ceilings to enhance the spacious feel, an alarm system for peace of mind and a secure double garage with rear laneway access. The home is positioned within a stroll of Lollipop's Playland and Cafe for the kids, and just moments from Clyde North Lifestyle Centre, St Germain Coles, Aldi, and Bunnings. It's also close to Grayling Primary School, Cranbourne East Secondary College, Rivercrest, and Hillcrest colleges plus there's easy freeway access. An exceptional opportunity for astute investors, entry-level buyers, and downsizers, this move-in ready home has it all in a location that continues to expand. Property Specifications: \*Comfortable front living room, open plan family/meal zone \*Easy-care backyard with entertainers' domain and artificial grass \*Stone undermount kitchen has 900mm oven, five-burner gas cooktop, dishwasher \*Primary bedroom has custom walk-in robe, impeccable ensuite with oversized shower \*Two secondary bedrooms include sliding robes, bathroom has full-size bath \*Downstairs powder room, under stairs storage, built-in laundry with storage \*Split-system AC x 2, blinds/curtains, alarm system, high ceilings, walk-in linen closet \*LED downlights, double garage with laneway access and rear door to backyard Photo I.D. is required at all open inspections.