

16 Illawarra Avenue, Clyde, Vic 3978



House For Sale

Wednesday, 10 July 2024

16 Illawarra Avenue, Clyde, Vic 3978

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 272 m2

Type: House



Ahmad Karimi

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\$590,000 - \$640,000 - 2 SEPERATE LIVING AREAS!!

Why go through the hassle of building when 16 Illawarra Avenue is ready and waiting for you? Looking for an estate that offers family-friendly living, close proximity to major shopping facilities, and easy freeway access? Look no further! Nestled among quality homes, this outstanding property is priced affordably and ideal for first home buyers, empty nesters, and astute investors looking to capitalize on high depreciation potential. This quality-built home features three bedrooms, all with built-in robes. The main bedroom boasts a walk-through robe and an ensuite. The other two bedrooms are conveniently located near the family bathroom and toilet. 2 Seperate living areas, a great-sized study nook adds versatility, and the garage, currently used as a studio with its own front sliding door access, is perfect for a home business (subject to council approval). The kitchen offers ample bench space and cupboards, overlooking a large, open family/meals area with external sliding door access. Additional features include ducted heating, evaporative cooling, a dishwasher, stainless steel appliances (under-bench oven, gas burner hot plates, and rangehood), a blend of tiles and carpet, and downlights throughout. Brand new carpets and the property has been newly painted. The low-maintenance modern backyard features paving, fake turf, a cubby house, and external sun blinds-perfect for the coming summer months. The front yard has been beautifully landscaped for low maintenance, enhancing the street appeal. This property is an excellent addition to any investment portfolio while owner-occupiers can enjoy the thriving community of Pasadena. Developed by renowned developers Villawood, Pasadena Clyde is designed around open outdoor areas for an innovative, greener lifestyle. This unique community offers extensive parkland, multiple playgrounds for children of all ages, interconnected walking/bike tracks, and sporting grounds. With a short drive to freeway access and amenities in Berwick, Clyde, and Cranbourne, this property is also minutes away from Clyde Primary School, Casey Fields football ground, and the aquatic centre. Enjoy easy access to the best in entertainment, education, and recreation for your family. **BOOK AN INSPECTION TODAY, IT MAY BE GONE TOMORROW - 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 floor plans. Due to private buyer inspections, the status of the sale may change prior to pending Open Homes. As a result, we suggest you confirm the listing status before inspecting. All information contained herein has been provided by the vendor, the agent accepts no liability regarding the accuracy of any information contained in this brochure.