

**16 Warralily Avenue, Clyde, Vic 3978**

**LLC**  
Real Estate

**House For Sale**

Saturday, 29 June 2024

16 Warralily Avenue, Clyde, Vic 3978

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Shelly Zhang

0431634526

## **\$680,000 to \$720,000**

Relishing a relaxed ambience opposite a fabulous reserve with playground, wetlands and walking trails, this exquisitely presented single level residence delivers sophistication and modern style throughout its light-filled layout. Spanning a desired corner allotment, the home's beautifully bright interior boasts a stunning open plan living and dining zone with hard wearing wide format tiles flowing underfoot. Overlooking this space, you'll find a generous kitchen equipped with all the mod cons you would expect in a modern home, such as; subway tile splashbacks, stainless steel appliances (including dishwasher) plus an island breakfast bench for all your casual eats, while sliding doors invite you out onto the entertaining zone and generous yard space where children can happily play. Placed along the entrance hallway are the three robed bedrooms, including the master bedroom with walk-in-robe and twin vanity ensuite, further complemented by a stylish family bathroom, separate toilet and laundry. Notably appointed with the inclusions of ducted heating, evaporative cooling plus a double garage with internal access. Positioned for premium living, walking distance to Grande Belmont Reserve and Playground, walking trails, Casey Fields and Clyde Primary, with easy access to St Thomas Primary, St Peters College, Lighthouse Christian College, Clyde Secondary College, Clyde North Shopping Village, Casey RACE, Cranbourne Park Shopping Centre, transport plus major road arterials. Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. The fixtures, fittings, appliances and services have not been tested and no guarantee as to their functionality or efficiency can be provided. Distances and timings are approximate. Prospect purchasers should independently verify the information contained in this document and refer to the due diligence check-list provided by consumer affairs. Click on the link for a copy of the due diligence check-list: <http://www.consumer.vic.gov.au/duediligencechecklist>