

3/6 Clyde Street, Lilydale, Vic 3140



House For Sale

Saturday, 29 June 2024

3/6 Clyde Street, Lilydale, Vic 3140

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: House



Josh Stokes
0438691414



Mahima Kapoor
0432288933

\$550,000 - \$575,000

*DISCLAIMER: Internal photos are for illustration purposes only. These photos are from another development built and completed by the same developer as this Clyde St development and have been taken from a recent sale at 1/62 Castella St, Lilydale. These are to be used as an indicator to the finished product for this advertised development. Please be advised floor plans will differ. Sitting as part of a brilliant high-end complex by a recognized and highly reputable developer, this brand new, soon to be built townhouse offers a prime location close to all public transport, schools and amenities at the foot of the Yarra Valley, Lilydale. With a SEP/OCT 2024 completion date, buy now and still save on stamp duty!**DON'T MISS OUT ON THIS OPPORTUNITY TO SAVE ON STAMP DUTY AS WELL AS FIRST HOME BUYERS INCENTIVES FOR THOSE THAT QUALIFY!**This is yet another quality product from a premium developer with all NINE of their recent Lilydale developments being sold out in full in ultra quick time! Quality developments in Castella st, Baker St, McComb St (x2), Slevin St, Anderson St (x2), Deschamps St and Cave Hill Rd are now followed by the new and exciting development on Albert Hill Road, Lilydale!Designed over 2 intricate levels, this home features Australian hardwood flooring and staircase, two large bedrooms with robes, sparkling contemporary ensuites across both levels, a simply stunning kitchen with stone benches, modern stainless steel appliances and a large pantry and dishwasher as well as raked high ceilings plus an abundance of natural light.Offering a private rear yard that has room for the barbecue whilst a sun-drenched balcony provides yet another place to entertain family and friends.Complete comfort is provided by heating and cooling throughout with a 6 star energy rating and recycled water tanks adding money saving features.The garage with large storage area has direct internal access providing added convenience.Positioned for a lifestyle of comfort and convenience, within walking distance to Mt Lilydale Mercy College, Lilydale Village shopping, Main Street cafes and restaurants, transport including the Lilydale metro train station - there is nothing you will miss out on here. It even offers close proximity to the ever-growing Chirnside Park district.Also in such close proximity to the Lilydale Lake and the abundance of wineries associated with the magnificent Yarra Valley, you'll wonder how you ever lived anywhere else.Below you will find further features and benefits of this magnificent property -Outer -1. Entire lower level - made from Austral Nubric.Australia's leading brick manufacturer2. Upper level - 2 claddingsa. Hebel by CSR - a concrete panel, fire rated, <https://hebel.com.au/> a product that is energy efficient, strong and solid and utilised on some of the most expensive developments in Melbourne.b. James Hardie Linea Boards -These boards do not weather, rot, or twist like timber.Like Hebel these boards are fire resistant and a brilliant product!
<https://www.jameshardie.com.au/productrange/scyon-linea-weatherboard>3. Roofing is steel Colorbond utilising Thermatech technology <http://www.steel.com.au/products/coated-steel/colorbond-steel/colorbond-thermatech>4. Internal features -a. Hardwood Timber Flooringb. Stainless steel Westinghouse appliancesc. Large Reece shower roses with rail and hand held for convenience plus shower niched. Stone bench topse. Rinnai hot water servicef. High end split systems (x3)g. Taps, bathrooms, sinks by Beaumonts5. Extra benefits -a. Blasted exposed ag drive and porches that will lastb. Solid brick pillars