

30 Theatre Circuit, Clyde North, Vic 3978



House For Sale

Wednesday, 19 June 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 353 m2

Type: House



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\$895,000 - \$965,000

Sale by Set Date (Unless Sold Prior) | Tuesday 16th July at 12pm Step into luxury with this sparkling near-new double storey family home in Clyde North's coveted Orana Estate. The home boasts a contemporary, upgraded facade with a fully rendered exterior in pristine white. Charcoal piers accentuate the welcoming portico, which features a balcony overhead adorned with glass balustrades and timber feature paneling. External LED lighting enhances the look, while neat border gardens and a healthy lawn add to the home's appeal. An exposed aggregate driveway and path lead to and around the entryway, complemented by a double lock-up garage with an automatic Colorbond door. The low traffic location ensures peace and privacy, while wide side access adds convenience. The home is equipped with ducted heating, high ceilings and centrally controlled evaporative cooling for year-round comfort. The open plan living and dining layout is ideal for family gatherings, while the ground floor fifth bedroom offers versatility as a potential home theatre or office. Upstairs, a spacious rumpus room provides a play area for kids, along with a study nook. The opulent kitchen features pure white 40mm stone bench tops, an expansive four-seater breakfast island, and a walk-in pantry for additional storage. A timeless light grey glass splash-back complements the 900mm freestanding oven and gas cooktop, while a stainless steel dishwasher will please buyers. Luxurious touches abound with timber-look laminate floorboards, modern LED down lights, and chic pendant lighting throughout. Dual triple stacker glass doors slide open to reveal the tiled alfresco area and manicured backyard space. An external storage shed and recycled water for gardening add practicality. There are four well-sized bedrooms, each offering premium carpet and built-in robe storage. The main bedroom enjoys the luxury of a walk-in robe, a private ensuite with luxe double vanities and a balcony overlooking parklands. Both bathrooms are highly appointed with stone-top vanities, semi-frameless showers, and modern ceramic sink ware. The main bathroom adds an indulgent tiled hob bathtub for relaxation after a long day. Enjoy the convenience of living just moments from lush parklands, playgrounds and a variety of local businesses and cafes along Pattersons Road. Positioned within the catchment zone for Topirum Primary School and Clyde Secondary College, education options abound. Shopping at Clyde Mall is also just a short drive away. Property Specifications: *Contemporary design* Double lock-up garage, exposed aggregate driveway *Spacious alfresco and manicured backyard space* Ducted heating, evaporative cooling, high ceilings, LEDs *Close to schools, parklands, shopping* Photo I.D. is required at all open inspections.