

32 Grazing Way, Clyde North, VIC, 3978



House For Sale

Sunday, 1 September 2024

32 Grazing Way, Clyde North, VIC, 3978

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Svetlana Bobroff

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Lifestyle & Luxe Inclusions Aplenty in Smiths Lane Estate

Discover the exceptional lifestyle offered by this beautifully crafted double storey, ex-display home, nestled in Clyde North's newly established Smiths Lane Estate.

This four-bedroom beauty boasts a thoughtfully designed layout with three distinct living zones, a raft of high-end inclusions and the promise of lifestyle, community and leisure at your doorstep.

The open-plan kitchen, living, and dining areas feature stylish timber-look flooring that add warmth and sophistication, while the remarkable kitchen, centred around a striking 40mm Caesarstone waterfall island bench, is complemented by quality additions such as a butler's pantry, integrated French door refrigerator, gooseneck tapware and elegant tiled splashback.

The upstairs master bedroom serves as a serene retreat, complete with a lavish double vanity ensuite and walk-in robe, while each of the additional bedrooms is well-appointed with walk-in robes of their own.

The tiled outdoor alfresco area is perfect for relaxation and entertaining, offering a beautifully landscaped, low-maintenance backyard beyond. Here, an in-built Jetmaster gas log fire takes centre stage, and stylish VJ panelling effortlessly extends the elegance of the indoors to the outdoor space. The automatic irrigation system, plus faux turf to the backyard, help keep gardening duties to a minimum.

Additional features include an in-built home theatre and private front-of-house study, downlights, quality window coverings, and zoned AC heating and cooling, ensuring all your needs are met. A security camera system offers extra peace of mind.

The rooftop solar panels and a Tesla Powerwall battery system work together to aid in the home's energy efficiency and costs. The double car garage, with internal and rear access, provides secure parking and added convenience.

Situated just a short distance from esteemed schools such as Clyde Grammar, Hillcrest Christian College, and Rivercrest Christian College, and a quick drive to Tulliallan Primary School, families rest at the forefront of planning within this gorgeous locale. The bustling St Germain Shopping Centre is also nearby.

Smiths Lane Estate celebrates community and outdoor living, and all of life's essentials are within proximity of this family-friendly home that offers the added touch of luxury we all seek.

Property features:

- *Kitchen with integrated fridge and dishwasher
- *Two bathrooms plus a powder room
- *Outdoor entertainment area with Jetmaster gas log heater
- *2 car garage with internal and external access, Colorbond roof
- *Automatic irrigation system, property fully fenced
- *Alarm and camera security system
- *Solar panel system with Tesla battery, solar hot water
- *Zoned AC heating and cooling
- *3 x TV brackets included, theatre room

Photo I.D. is required at all open inspections.