

# 5 Grazing Way, Clyde North, VIC, 3978

AREA SPECIALIST  
CASEY

## House For Sale

Saturday, 31 August 2024

5 Grazing Way, Clyde North, VIC, 3978

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

## Exceptional Location! Stunning Family Residence: 2 Ensuites, Highly Upgraded

Nestled in the prestigious Smiths Lane estate, this residence enjoys a prime location that seamlessly blends the tranquility of suburban living with the convenience of nearby amenities. Renowned for its family-friendly atmosphere and thoughtfully planned community, Smiths Lane offers a peaceful environment while ensuring easy access to shopping centers, schools, and recreational facilities. This sought-after location strikes the

2 perfect balance between serenity and accessibility, catering to those who desire a harmonious and connected lifestyle.

This stunning residence exudes sophistication and practicality, beginning with a grand formal lounge that sets a welcoming tone upon entry. The meticulously designed layout offers a blend of formal elegance and everyday comfort, making it ideal for both entertaining and family living.

The home features four generously sized bedrooms, each designed to offer privacy and luxury. The master suite is particularly impressive, featuring dual walk-in robes and an ensuite with his and her vanities, which provides a spa-like experience right at home. A second bedroom also includes its own ensuite, walk-in robe, and dual vanities, ensuring that guests or family members enjoy their own private retreats.

The heart of the home lies in its expansive open-plan living area, seamlessly connecting the family and dining spaces with the gourmet butler's kitchen. This kitchen is not only functional but also a stylish centerpiece, designed for both casual meals and more formal gatherings. The layout is perfect for those who enjoy cooking and entertaining, providing ample space and convenience.

The main bathroom enhances the home's appeal with its elegant design, featuring his and her vanities, a bathtub for relaxation, and a separate shower. This thoughtful inclusion ensures that family and guests alike have access to high-quality amenities.

Outside, the covered pergola offers a versatile space for alfresco dining and leisure, making it easy to enjoy the outdoors year-round. Additionally, the side access adds a practical touch, offering extra parking options or space for storage. This property in Smiths Lane is a perfect example of refined living combined with everyday practicality, making it a standout choice for those seeking both luxury and functionality in their new home.

Main Features of the Property:

- 4 Bedrooms
- Two Ensuites with Stone Benchtops And Vanities
- Walk-In Robe
- Built-In Robes
- Open-Plan Kitchen
- Pantry
- Stone Benchtops In The Kitchen
- High Ceilings
- Quality Appliances
- Formal Lounge
- Meals Area
- Laundry
- Linen Cupboard
- Side Access
- Double Glazed Windows
- Double Car Garage
- Low Maintenance Garden
- Led Mirrors In Bathrooms Tiles Up To Roof
- Build In Vacuum
- Heating: Yes
- Refrigerated Cooling : Yes
- Downlights: Yes
- Dishwasher: Yes

Chattels: All Fittings And Fixtures As Inspected As Permanent Nature

Deposit Terms: 10% Of Purchase Price

Preferred Settlement: 30/45/60 Days

Nestled in the highly desirable Smiths Lane estate, this prime location has it all! Enjoy easy access to nearby amenities such as:

- Selandra Rise Shopping Centre
- The Avenue Shopping Centre
- Hillcrest Christian College
- Rivercrest Christian College
- Clyde Grammar
- Hilltop Nature Reserve
- Public Transport
- Primary and Secondary school
- Hospitals, Medical Centres and Pharmacy
- Sports and Recreation Centre

Positioned within the esteemed Smiths Lane Estate, this beautiful house embodies an unparalleled blend of luxury, practicality, and convenience. Seize the opportunity to make this exceptional property your own—a testament to contemporary elegance in Clyde North. Call Your AREA SPECIALIST HARDEEP SINGH Today and Book a Private Viewing.

PHOTO ID REQUIRED AT OPEN HOMES.

Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.