

**86 Newgrange Boulevard, Clyde North, VIC, 3978**



**House For Sale**

Saturday, 31 August 2024

86 Newgrange Boulevard, Clyde North, VIC, 3978

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## **Elegant Park-Front Henley Built Gem in Meridian Estate: Where Quality Meets Location!**

Superb 5 Bedroom, 3 Bathroom, 3 Livings + Theatre, Modern Spacious Kitchen + Butler's Kitchen with WIP, Separate Dining, Balcony, Alfresco & Double Garage!

Nestled in the prestigious Meridian Estate of Clyde North, this luxurious park-front HENLEY-built residence epitomizes elegance and comfort. Set in a prime location, the home boasts a thoughtfully designed layout featuring a master bedroom with a walk-in robe, full ensuite, and attached balcony, alongside three additional spacious bedrooms, each with walk-in robes, a common bath, and a generous retreat area on the upper level. The ground floor offers three separate living areas, a dedicated dining space, or the flexibility to transform an extra living room into a fifth bedroom, effortlessly catering to modern living demands. Complemented by high-end features throughout, this home is a true sanctuary for contemporary living.

### **Property Highlights:**

**Meridian Estate Prestige:** Enjoy the advantages of residing within the highly sought-after Meridian Estate, known for its community amenities and contemporary living.

**Park-Front Serenity & Prime Location:** Situated on a tranquil street, this residence offers peace and privacy, making it an ideal haven for family life.

**Proximity to Parks:** Being next to parks means you have easy access to green spaces for outdoor activities, picnics, and leisurely strolls.

**Abundant Natural Light:** Large windows strategically placed throughout the house allow sunlight to flood the interior, creating an inviting and uplifting atmosphere.

**Modern Facade:** The contemporary facade, featuring eye-catching brick & render, sets the tone for the home's stylish and modern design.

**5 Bedrooms or Living Room Option:** Featuring 4 bedrooms with the flexibility to convert an extra living room into a fifth bedroom, this home adapts effortlessly to the diverse needs of modern living.

**Modern Spacious Kitchen + Butler's Pantry:** At the heart of this residence lies a modern, spacious kitchen with top-tier appliances, an adjoining Butler's kitchen, and a walk-in pantry. The extra-large island bench, upgraded with premium stone, serves as a stylish and functional centerpiece for culinary creations and casual dining.

**Elegant Dining with Outdoor Flow:** The dining area, enhanced by a timber sliding door, seamlessly connects to the garden, blending indoor elegance with natural outdoor beauty while ensuring privacy.

**Multiple Living Areas:** This property offers four distinct living spaces, catering to various aspects of life. Enjoy the refined ambiance of the formal lounge, the immersive experience of the office/theater room, the comfort of the family area, and the flexibility of the retreat and rumpus rooms. These spaces provide versatility for entertainment, relaxation, and daily activities.

**Spacious Alfresco & Scenic Balcony:** Outdoor living is a delight, featuring a large alfresco area for gatherings and an upper-level balcony that offers picturesque views, extending the elegance of the home.

**Meticulously Landscaped:** Beautifully landscaped front and back yards enhance the property's visual appeal.

**Double Car Garage & Move-In Ready**

**Other Key Features:** This Henley-built home is situated in a prime location and boasts a grand wide entry, a luxurious master bedroom with a walk-in robe (WIR), an ensuite with a double vanity, and high ceilings. The interior is enhanced by LED downlights, stone finishes throughout, a striking stair void, a designer staircase, feature windows, and both indoor and outdoor feature lighting. The home offers quality timber flooring, premium carpets, upgraded blinds, and a climate-controlled environment with cooling and heating systems. The gourmet kitchen features an extra-wide Caesarstone island benchtop, 900mm stainless steel appliances, a modern layout complemented by a butler's kitchen with a walk-in pantry, a dishwasher, glass splashback, double undermount sinks, and quality cabinetry throughout. Additional conveniences include a remote-controlled double garage with internal access, a laundry with both internal and external access, abundant storage options, and a featured wooden stacker door that creates a seamless indoor/outdoor flow to the timber-decked alfresco area, perfect for entertainment. The exterior is low-maintenance with an aggregate concrete driveway, concrete surrounding the block, and a stylish letterbox. The property is also NBN connected, ensuring modern connectivity, with many more features to explore.

#### **Community Highlights:**

**Excellent Schools:** Benefit from access to excellent schools, ensuring a quality education for your family.

**Abundant Parks and Ovals:** Enjoy the green spaces, parks, and ovals that encourage an active and healthy lifestyle.

**Convenient Shops:** Access nearby shops for your daily needs and leisurely shopping trips.

**Medical Facilities:** Have peace of mind with medical facilities in close proximity.

**Transportation Access:** Easy access to the Berwick Station, M1 Freeway and other transportation options simplifies your daily commute.

Nestled in the prestigious Meridian Estate of Clyde North, this property offers a harmonious blend of suburban tranquility and easy access to urban amenities, schools, parks, and shopping.

This Henley-built masterpiece stands as a testament to sophistication and functionality, offering a luxurious living experience within the highly sought-after Meridian estate, catering to the desires and needs of modern homeowners. Don't miss the chance to make this exceptional property your own. Contact us today for more information and to schedule a private viewing.

**\*\*PHOTO ID REQUIRED AT ALL INSPECTIONS\*\***

#### **DISCLAIMERS:**

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