

# Lot 24044 Newcastle road, Clyde, Vic 3978

## House For Sale

Sunday, 21 April 2024



TURNKEY

Lot 24044 Newcastle road, Clyde, Vic 3978

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 220 m2**

**Type: House**



Justin Engelke

1300008524

## **\$673,8000 Full Turnkey Inclusions and Fixed Price**

Nestled within the desirable Evergreen Estate in Clyde, this home and land package is ready to become the foundation of your dreams. Offering convenient access to local amenities, this opportunity is ideal for both investment and first-time homeownership. With its modernized finishes, this design exudes charm and contemporary appeal. There's an exciting investment in natural parks in the Clyde area with a new regional park being planned in Clyde. The new park aims to provide space where people can connect with nature, provide important habitat for plants and animals and enable community to walk, run, ride, canoe and picnic. This park will be positioned on the other side of Ballarto Road and border the Evergreen community! (<https://youtu.be/17QELwTkMFY>) This fixed priced package includes;- Fixed Site Costs - Landscaping to front: Includes a dripper irrigation system with a battery operated timer so no need to worry about time consuming maintenance. - Rear landscaping: Includes mulched garden beds with trees or plants to rear boundary, turf and topping to remainder of the land to rear and side boundaries with a dripper system connected to the tap.- Fencing: Full share fencing to sides and rear boundaries as well as a side gate to comply with the developers guidelines. - Coloured concrete driveway.- Fold away clothesline with a coloured concrete pad.- Concrete letterbox to suit house type and meet the design guidelines of the estate. - Timber Laminate Flooring with Carpet- Heating and Cooling- Blinds throughout - Flyscreens to all windows - Stainless steel appliances including dishwasher- Stone benchtops to kitchen- Tiled shower bases- Downlights- Alarm system including sensors and keypad to entry