

Lot 2406 Newcastle road, Clyde, Vic 3978

Sold House

Wednesday, 12 June 2024



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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 220 m2

Type: House



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Contact agent

Welcome to the Evergreen Estate in Clyde, a thriving and picturesque community ideal for those looking to purchase their first home or make a savvy investment. This modern and stylish home offers everything you need to enjoy a comfortable and convenient lifestyle.

Property Features: 4 Spacious Bedrooms: Plenty of room for the whole family or potential tenants, providing flexibility for various living arrangements. 2 Modern Bathrooms: Well-appointed bathrooms with contemporary fixtures and fittings, ensuring comfort and functionality. Double Car Garage: Secure parking and additional storage space, a valuable asset for any homeowner.

Evergreen Estate Highlights: **Community Atmosphere:** Evergreen Estate is renowned for its friendly, community-oriented environment, perfect for families and individuals seeking a supportive neighborhood. **Convenient Location:** Situated in the heart of Clyde, residents enjoy easy access to local amenities, including schools, shopping centers, parks, and public transport options. **Investment Potential:** Clyde is a rapidly growing suburb with strong rental demand, making this home an excellent investment opportunity with potential for significant capital growth. **First Home Buyer Benefits:** With government incentives and grants available, first home buyers can take advantage of financial assistance to make their dream of homeownership a reality. **Why Choose This Home?** **Affordable Luxury:** Combining modern design with affordability, this home represents excellent value for money. **Future Growth:** Clyde is poised for continuous development, ensuring that your investment will appreciate over time. **Quality of Life:** With ample green spaces, recreational facilities, and a safe, welcoming community, Evergreen Estate offers an exceptional quality of life for residents.

- Fixed price 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 and Carpet, and tiles to wet areas.
- Heating and Cooling- Hollands blinds throughout
- Flyscreens to all windows
- Sliding flywire doors
- Stainless steel 900mm Kitchen appliances- 2580mm High ceilings- Stainless dishwasher
- Stone benchtops to kitchen
- Tiled shower bases
- Downlights throughout
- Alarm system including sensors and keypad to entry
- Bushfire Attack 12.5 if required
- A re-establishment survey of the block if required
- Gold, Black or Chrome tapware to kitchen
- Council infrastructure levy if required
- Brickwork above all windows and doors i.l.o FC Sheet (excludes above garage door)
- Facade render when required for Developer Approval
- All Developer requirements
- Temporary fencing during build
- All Occupational Health & Safety build requirements