

**59 Picnic Avenue, Clyde North, VIC, 3978**



**Townhouse For Sale**

Sunday, 8 September 2024

59 Picnic Avenue, Clyde North, VIC, 3978

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Invest or Nest in this Modern Clyde North Gem

Sale by SET DATE ® Tuesday, October 1st at 5pm (unless sold prior)

Terms: 5/10% deposit

Settlement: 30/45/60 days

Rental appraisal: \$540.00 - \$580.00 P/W (approx)

Built: 2020 (approx)

Nestled in the heart of Clyde North, this near-new, street-frontage townhouse offers modern living at its finest. With four spacious bedrooms and two well-appointed bathrooms, this home provides ample space for families, professional couples, or investors. The open-plan living and dining area creates a seamless flow, perfect for both everyday living and entertaining guests. The property boasts low-maintenance gardens, ensuring you can enjoy the outdoor space without the hassle of upkeep.

Comfort is guaranteed year-round with efficient heating and cooling systems, and the double garage offers secure parking and additional storage. Situated just a short drive from local shops, sports and recreational facilities, Hillcrest Secondary College, and Clyde North Primary School, this home is ideally located for convenience and lifestyle.

Whether you're looking for a family home, a smart investment, or your first step into the property market, this townhouse ticks all the boxes. Don't miss your chance to secure a modern, easy-care home in a sought-after location.