



Clyde North, 46 Meyer Crescent

LEASED

This stunning property, exudes elegance and sophistication, offering a dual living/entertaining space providing separate areas for entertaining, work or relaxation.

Continuing through the grand entry/spacious hall, the staircase takes centre stage, flanked by a powder room and laundry with dual access and ample storage, creating an additional zone for convenience and easy access to outdoors and the garage.

The highlight of this home is the entertainer's kitchen, boasting ample storage, stainless steel appliances, and stone benchtops flowing seamlessly into the butler's pantry, as well as a large island bench. The heart of the home overlooks the open plan living and dining area with dual access to the undercover alfresco area.

The upper level features three generously sized bedrooms, positioned around the study nook and rumpus/games area. Additionally, there's the main bathroom and separate toilet,



For Lease
Please Call

View
ljhooker.com.au/47WDAFHE

Contact
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creating a separate zone perfect for the kids/young adults of the home. The master suite is a true highlight, offering grand access across a secluded space with ample storage in an expansive walk-in wardrobe and a large ensuite featuring a separate toilet, dual vanity, and a large shower.

Key Features:

- * Open Plan Living and Dining
- * Additional Home Office and Formal Living
- * Additional Living Space Upstairs
- * Kitchen with Stone Benchtops, Stainless Steel Appliances & Butler's Pantry
- * Laundry with Dual Access and Linen Closet
- * Master Suite with Walk-in Wardrobe, Ensuite with Dual Vanity, and Separate Toilet
- * Main Bathroom and Separate Toilet and Additional Linen Closet
- * Downstairs Additional Powder Room
- * Gas Heating and Ducted Cooling
- * Undercover Entertaining Deck with Ceiling Fan
- * Landscaped Gardens
- * 2 Car Garage with Dual Access and Exposed Aggregate Driveway
- * Solar with 8kw System with Tesla Powerwall Battery

Location: Nestled on an expansive 731m² block in the prestigious Smiths Lane Estate, this property is ideally situated close to numerous outdoor amenities, including lush open spaces and playgrounds. It's also conveniently located near various amenities for growing families, with a short commute to:

- * Smith Lane Adventure Park and Walking Trail
- * Clyde Grammar School
- * St Germain Shopping Complex
- * Bunnings On Clyde North
- * The Avenue Village Shopping Centre
- * Hillcrest College
- * Rivercrest Christian College
- * Grayling Primary School
- * M1 Freeway access (inbound and outbound)

RENT PER CALENDAR MONTH = \$3,000.00

BOND = \$3,000.00



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More About this Property

Property ID	47WDAFHE
Property Type	House
Land Area	731 sqm
Including	Ensuite Ducted Cooling Alfresco Close to Schools Close to Shops

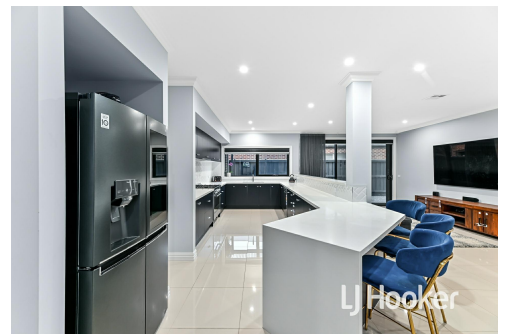
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