



LJ Hooker



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10 Moxham Drive, Clyde North




## Ex-Display Home in Highgrove Estate- 3 Living Areas!

Step into luxury living with this stunning ex-display home in the much sought after Highgrove Estate, Clyde North. Built by Dennis Family Homes, the Brookdale 293 has been carefully designed with growing families in mind, offering a clever floorplan zoned for work, rest, and play.

Set on a generous 512sqm block, this residence delivers standout street appeal and combines practicality with modern sophistication and premium ex-display upgrades.

With its striking mix of rendered and brick finishes, crisp Colorbond roof, and landscaped surrounds, the facade blends contemporary elegance with low-maintenance ease. A wide driveway leads to the double garage, while the welcoming front entry and large windows flood the home with natural light.

Behind the stunning facade and perfectly manicured gardens, you will find a sun-drenched floor plan with multiple living areas including the front formal lounge, an open plan family/meals area plus an adjoining rumpus room and a study. The hostess kitchen is simply breath taking and is complete with white ceasarstone bench tops offset by the black

4  2  2 

**FOR SALE**  
\$895,000 - \$950,000

### AGENTS

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Interested parties must rely solely on their own enquiries.

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tile splashbacks, upgraded Technika stainless appliances and a large walk-in pantry!

Property Highlights:

- 4 bedrooms positioned together for family convenience, including a master suite with walk-in robe, ensuite with double vanity, and private alfresco access
- Central open-plan living
- Formal lounge
- Theatre room
- Study room
- Living room
- Meals area
- Kitchen Island bench
- 900mm stainless steel appliances, dishwasher and an inbuilt microwave
- Walk-in pantry
- Large kitchen island bench
- Brand new outdoor barbeque
- Covered alfresco
- Ducted heating
- Evaporative cooling
- Laundry with walk-in linen cupboard
- Stylish finishes including timber floorboards and Colorbond roof
- Low-maintenance backyard with artificial turf
- Double garage with internal access straight to the kitchen for ease and functionality

Prime Location: Situated close to top local schools and shopping centres, everything you need is within easy reach

- Ramleigh Primary School
- Wilandra Rise Primary School
- Clyde Primary School
- St.Peters Secondary College (Clyde North Campus)
- Clyde Secondary College
- Selandra Rise Shopping Centre
- Shopping on Clyde
- Cranbourne Park Shopping Centre
- Ramleigh Reserve Cricket & Soccer Fields

Investment Opportunity:

This property offers investors a strong rental return of \$700 per week, making it an excellent addition to any growing property portfolio.

It ticks every box for families who desire space, comfort, and a clever design. Whether it's quiet nights in the formal lounge, working from home in the study, movie marathons in the theatre, or summer BBQs in the alfresco, the stunning home delivers lifestyle and versatility in abundance.

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## MORE DETAILS

Property ID 1XE9FBS  
Property Type House  
House Size 212 m2  
Land Area 512 m2  
Including Ensuite  
Study  
Ducted Heating  
Evaporative Cooling  
Toilets (2)  
Dishwasher  
Floorboards  
Built-in-Robes  
Solar Hot Water  
Alfresco  
Carpeted  
Close to Schools  
Close to Shops  
Close to Transport  
High Clearance

### Rajesh Rednam 0420 222 141

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### Darren Saxon 0418 341 722

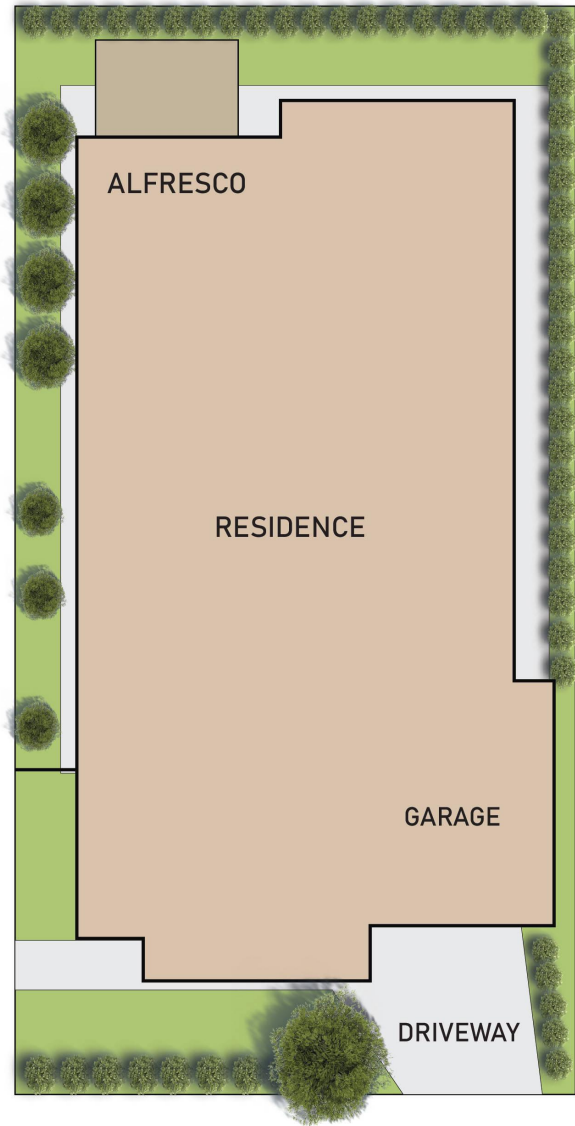
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