



108 Newgrange Boulevard, Clyde North

## A Masterpiece of Modern Luxury & Family Excellence

Showcasing refined design, generous proportions and a thoughtfully zoned layout, this beautifully appointed double-storey residence delivers an exceptional standard of modern family living within the highly regarded Clyde North community.

From the moment you arrive, the home presents with strong street appeal and a welcoming entrance that sets the tone for the quality found throughout. Inside, the ground floor unfolds into a series of light-filled living spaces, where premium timber-look herringbone flooring flows throughout the ground floor, introducing warmth and texture that beautifully complements the refined monochromatic palette. A substantial front lounge offers versatility as a formal sitting area, media room or quiet retreat, perfectly suited to both entertaining and everyday relaxation.

At the heart of the home, the expansive open-plan living and dining zone is designed for both daily comfort and hosting guests. Anchored by a contemporary kitchen with generous bench space, quality appliances and a fully appointed butler's pantry.

The ground floor is further complemented by a stylish bathroom, a

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**FOR SALE**  
\$871,000 - \$958,000

**VIEW**  
By Appointment

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separate laundry with excellent storage, and internal access to the double garage, ensuring convenience is seamlessly integrated into the design.

Upstairs, a central rumpus offers a versatile second living zone, ideally positioned among the bedrooms. Three well-appointed bedrooms with built-in robes are serviced by a stylish family bathroom, while an upstairs powder room adds a rare and practical touch to everyday living.

The master suite is a true highlight-generously scaled and privately positioned at the front of the home, complete with a walk-in robe, a luxurious ensuite and direct access to a private balcony. This refined space offers a peaceful sanctuary, perfectly suited to modern parents seeking both comfort and privacy.

#### Key Features:

- Four spacious bedrooms, including an oversized master suite
- Four bathrooms in total, including a dedicated upstairs powder room
- Multiple living zones
- Contemporary kitchen with ample bench space and a fully equipped butler's pantry
- Private balcony accessed from the master bedroom
- Air conditioning throughout the home for all-season comfort
- Separate laundry with excellent storage
- Double garage with internal and external access

Positioned within a sought-after pocket of Clyde North, this home enjoys close proximity to local parklands, shopping precincts, schools and transport links, offering a lifestyle of everyday convenience within a thriving and well-established community.

#### DISCLAIMERS:

Every reasonable effort has been made to ensure the accuracy of the information provided; however, neither the vendor, agent, nor agency makes any representation or warranty as to its completeness or correctness.

The floor plans provided are for illustrative purposes only and should be treated as such. No liability is accepted for any inaccuracies or omissions in the details or dimensions represented.

As the property may be subject to private inspections, the sale status could change prior to scheduled Open Homes. Prospective buyers are advised to verify the current availability of the property before attending any inspection.

#### MORE DETAILS

Property ID                      9JHHWR  
Property Type                  House

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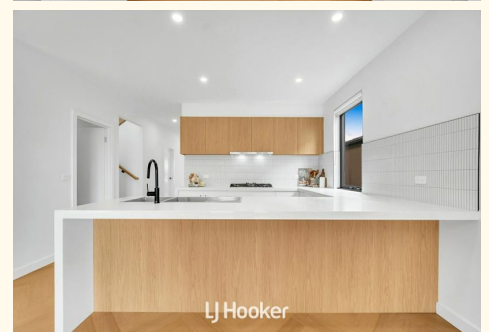
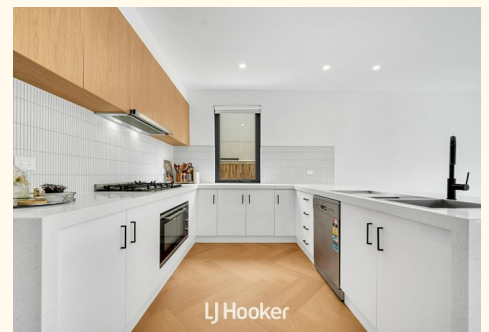
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## Ground Floor



## First Floor



**LJ Hooker**

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\* Dimensions are approximate and for illustrative purposes only