



LJ Hooker



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11 Carnelian Circuit, Clyde North




## Contemporary Living with Refined Comfort & Practical Design

Positioned in a quiet and family-friendly pocket of Clyde North, this well-presented home offers a practical layout, comfortable living spaces and low-maintenance appeal-perfect for first home buyers, downsizers or savvy investors.

Upon entry, you are welcomed by a thoughtfully designed floorplan, with the master bedroom privately positioned at the front of the home. Complete with a walk-in robe and ensuite, it provides a peaceful and comfortable retreat.

The heart of the home features a light-filled open-plan kitchen, dining and family area, creating a warm and inviting space for everyday living. The kitchen is well-appointed with quality appliances, ample cabinetry and a built-in pantry, ensuring both functionality and convenience while seamlessly connecting to the main living zones.

Two additional bedrooms, each fitted with built-in robes, are serviced by a central bathroom and separate toilet, offering practicality for families or guests.

3  2  2 

**FOR SALE**  
\$700,000 - \$770,000

**VIEW**  
Sat 4th Apr @ 9:45AM - 10:15AM

**AGENTS**  
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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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Stepping outside, the alfresco area extends the living space, providing the perfect setting for outdoor entertaining or relaxed weekends.

Comfort is assured with Braemar ducted heating throughout the home, complete with approximately six years of remaining warranty for added peace of mind.

Additional features include a full laundry, linen storage, and a double garage with internal access, completing a home that is both functional and easy to maintain.

#### Key Features:

- Three bedrooms, including a master with a walk-in robe and ensuite
- Two modern bathrooms
- Expansive open-plan kitchen, dining, and family domain designed for modern living
- Alfresco area for outdoor entertaining
- Braemar ducted heating throughout with approx. 6 years warranty remaining
- Split system air conditioning in the main living area
- Double garage with internal access
- Low-maintenance garden
- Prime location

Situated in a convenient Clyde North location, this home is close to quality schools including Ramleigh Park Primary School, Clyde Creek Primary School and St Peter's College. Shopping is easily accessible with Shopping on Clyde, Selandra Rise Shopping Centre and Clyde North Lifestyle Centre nearby. Surrounded by parks, walking tracks and local amenities, with easy access to public transport and major roads, this location offers a comfortable and well-connected lifestyle.

#### 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                    9TBHWR  
Property Type                House

**Rohullah Paykari 0423 649 553**

Owner/ Principal | [rpaykari.dandenong@ljhooker.com.au](mailto:rpaykari.dandenong@ljhooker.com.au)

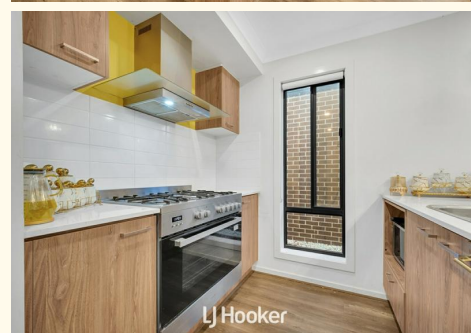
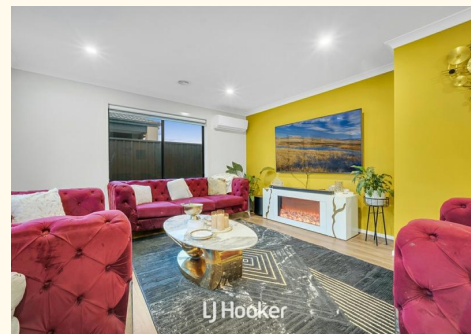
**Hasib Naim 0483 876 628**

Salesperson | [hasib.naim@ljhooker.com.au](mailto:hasib.naim@ljhooker.com.au)

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# Floor Plan



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\* Dimensions are approximate and for illustrative purposes only