



11 Parlia Street, Clyde North

Modern Family Living in the Heart of St Germain Estate

Positioned in the highly sought-after St Germain Estate, this beautifully presented four-bedroom family home combines modern comfort, generous proportions and an outstanding lifestyle location.

Set on approximately 400m² of land, the home offers four spacious bedrooms, two bathrooms and a double garage, making it an ideal choice for growing families, first-home buyers and investors looking to secure a quality property in one of Clyde North's most exciting communities.

One of the standout features of this location is the convenience right at your doorstep. St Germain has been designed around a true walkable lifestyle, with an impressive selection of shopping, dining, health and everyday services all within easy reach.

St Germain Central is already home to Coles, Priceline Pharmacy, cafes, restaurants, fresh food retailers, a fruit and vegetable market, medical and health services, a laundromat and a growing range of specialty stores.

The precinct is continuing to expand, with further major retailers and

4 2 2

FOR SALE
\$760,000 - \$800,000

VIEW
By Appointment

AGENTS
Kay Bains
0448 504 661
kay.dcb@ljhooker.com.au

Bahroz Abbasi
0420 670 460
dandenong@ljhooker.com.au

AGENCY
LJ Hooker Dandenong City | Berwick
(03) 9877 9750

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Interested parties must rely solely on their own enquiries.



dining options planned, including ALDI, Kmart and McDonald's - adding even more convenience and appeal to this rapidly developing community.

Property Features

- Four spacious bedrooms
- Two bathrooms
- " Double garage
- " Approximately 400m² allotment
- Modern family-friendly floorplan
- Located within the sought-after St Germain Estate
- Walking distance to St Germain Central
- Cafes, restaurants and fresh food shopping nearby
- Coles and Priceline Pharmacy within easy reach
- Medical, dental and health services nearby
- Future ALDI, Kmart and McDonald's adding further amenity to the precinct

Families are also well catered for with a selection of established schooling options throughout Clyde North and the surrounding area, including Clyde Grammar, Hillcrest Christian College, Rivercrest Christian College, St Peter's College - Clyde North Campus, Grayling Primary School, Ramleigh Park Primary School and Wilandra Rise Primary School.

For commuters, the location provides convenient access to major arterial roads, with connections towards Berwick, Cranbourne and the Monash/Princes Freeway, making travel throughout Melbourne's south-east straightforward.

Whether you're searching for a family home surrounded by everyday convenience or an investment in one of Clyde North's growing lifestyle precincts, 11 Parlia Street presents an opportunity well worth considering.

Inspect and experience the convenience of St Germain living for yourself.

DISCLAIMER

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 A8GHWR
Property Type House

Kay Bains 0448 504 661

| kay.dcb@ljhooker.com.au

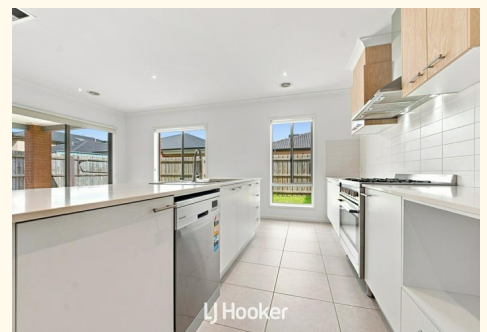
Bahroz Abbasi 0420 670 460

Director | dandenong@ljhooker.com.au

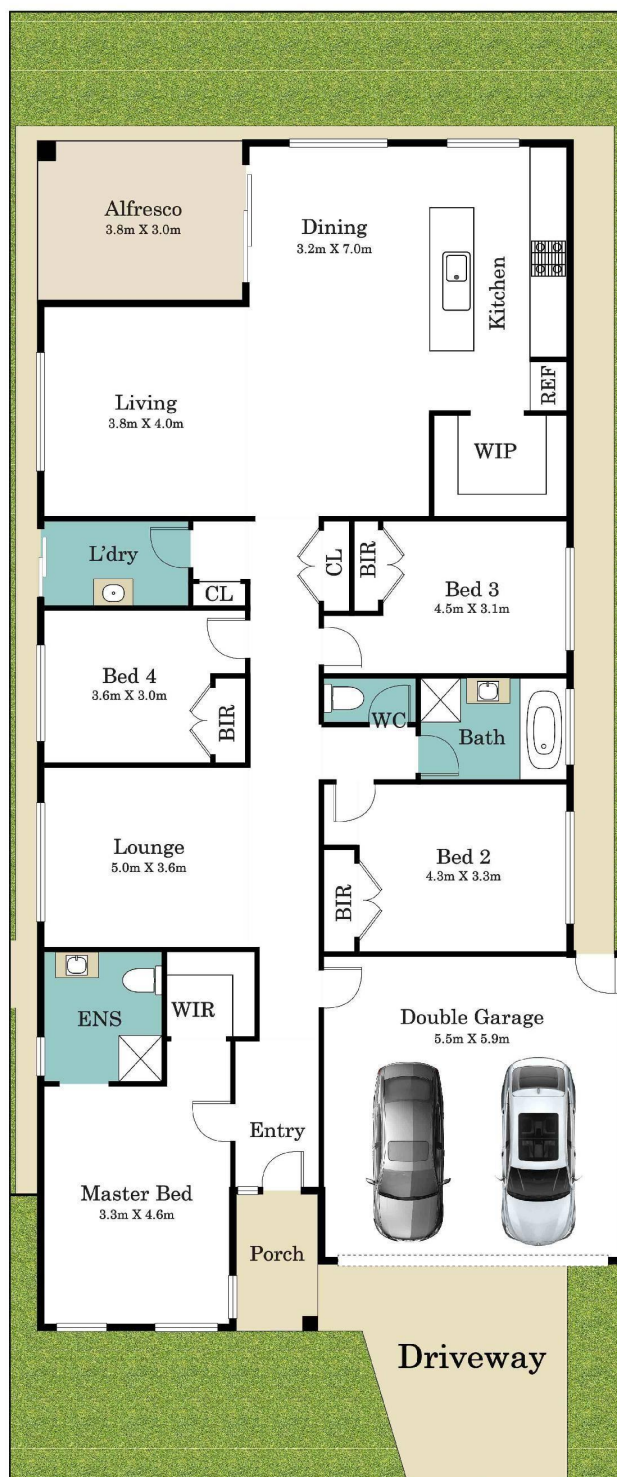
LJ Hooker Dandenong City | Berwick (03) 9877 9750

8/28-32 Gloucester Ave, BERWICK VIC 3806

dandenong.ljhooker.com.au | dandenong@ljhooker.com.au



Floor Plan



LJ Hooker

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* Dimensions are approximate and for illustrative purposes only