

## Clyde North, 17 Liwen Street

SOLD BY RAJESH REDNAM 0420 222 141 LUXURIOUS ELEGANCE WITH UNMATCHED CONVENIENCE IN ST.GERMAIN ESTATE

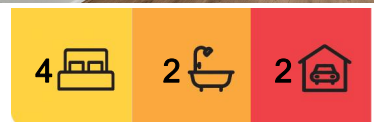
Welcome to 17 Liwen Street, Clyde North - a stunning custom-designed home that blends modern luxury, thoughtful design, and unmatched convenience. Perfectly positioned on a generous corner block of 539 sqm, this East-facing masterpiece is the perfect sanctuary for those seeking comfort, quality and an elevated lifestyle.

As you approach, the striking facade immediately sets a tone of sophistication. Step through the grand entrance and be greeted by a thoughtfully designed floor plan, enhanced by raised floor slab, feature walls, LED lighting, and high-end finishes throughout.

At the front of the home, the expansive master bedroom offers the ultimate retreat — complete with plush carpeting, his and hers walk-in robes, and a luxurious private ensuite boasting a double vanity that will impress even the most discerning buyer. The additional



**Disclaimer:** 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.



**For Sale**  
\$780,000 - \$850,000

**View**  
[ljhooker.com.au/1XCKFBS](http://ljhooker.com.au/1XCKFBS)

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**LJ Hooker Cranbourne**  
**(03) 5996 4777**

three bedrooms are all generously sized, featuring built-in robes and filled with natural light.

At the heart of the home lies the bright and expansive open-plan living and dining area, which is perfectly positioned in front of a showstopping gourmet kitchen which is an entertainer's dream, perfect for meal preparation or casual dining, featuring stone bench tops which adds a touch of opulence, while top-of-the-line appliances, including an oven, dishwasher, and cooktop, ensure functionality and convenience.

A walk-in pantry provides ample space for you to whip up culinary delights! The stunning pendant lighting above the island bench is the cherry on top.

Step outside to the covered alfresco with gas connection and an extended pergola, perfect for year-round entertaining while overlooking a serene backyard - ideal for kids, pets, or a home garden.

The home also features:

- Three additional well-sized bedrooms with built-in robes and soft carpeting.
- A stylish central bathroom and a separate powder room.
- A large theatre room, ideal as a second living space, kids' retreat, or a home gym.
- A dedicated study/home office for those who work from home.

Additional Highlights:

- Built by Melvic Homes in 2021.
- 8.8 kW Solar System for energy efficiency.
- Refrigerated cooling and ducted heating for year-round comfort.
- Security cameras and Digital Smart Door Lock for peace of mind.
- Exposed aggregate driveway, raised floor slab, and step lights.
- LED lighting and feature walls adding a modern touch.
- Walk-in pantry with ample storage.
- High-quality curtain fabrics throughout.
- Separate laundry with storage space.
- Low-maintenance front and backyard.

Perfectly positioned in a prime location, this luxurious home offers easy access to a wealth of amenities that cater to every lifestyle you need

- St Germain Shopping centre
- Clyde Grammer
- Hillcrest and Rivercrest Christian College
- Grayling Primary School
- Clyde Primary and Secondary School
- Selandra Rise Shopping Centre
- Shopping on Clyde
- Eden Rise Shopping Centre
- Clyde North Lifestyle Centre
- Public transport
- Cafes and restaurants



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- Childcare
- Medical centre
- M1 Freeway

This is a rare opportunity to secure a modern, move-in-ready home in St.Germain Estate, one of Clyde North's most desirable communities.

Don't miss your chance to call 17 Liwen Street your new address!

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## More About this Property

<b>Property ID</b>	1XCKFBS
<b>Property Type</b>	House
<b>House Size</b>	226 m2
<b>Land Area</b>	539 m2
<b>Including</b>	Ensuite Study Ducted Heating Evaporative Cooling Dishwasher Floorboards Built-in-Robes Solar Panels Alfresco Carpeted Close to Schools Close to Shops Close to Transport Security System

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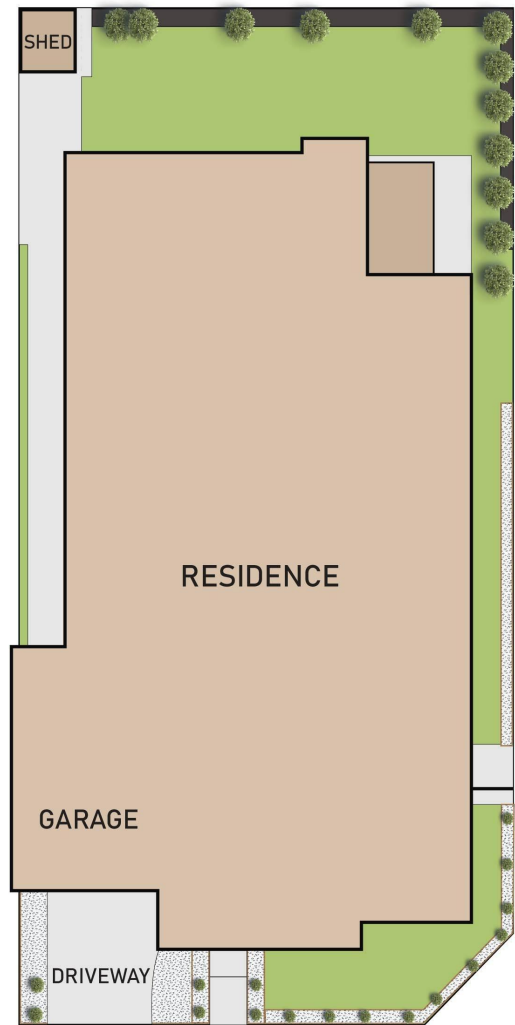
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FLOOR PLAN



SITE PLAN



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