

Clyde North, 22 Barley Crescent

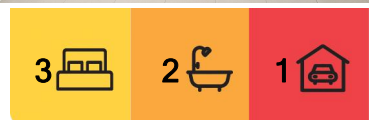
SOLD BY RAJESH REDNAM (0420 222 141)

Contemporary family home - Nest or Invest (\$575 rental per week) !!

Located in the coveted Circa Estate with proximity to popular amenities, this impeccable contemporary home is wonderfully versatile, offering something for everyone in a fast-growing setting.

Residing on an easycare block with a flourishing frontage, the property's striking brick facade is instantly captivating courtesy of its modern charcoal accents and large wraparound window.

Opening with soothing soft tones and easy-to-maintain tiled floors, the intuitive layout presents a comfortable family room for cosy TV evenings alongside a flexible study for whisper-quiet remote working.



For Sale
\$635,000 - \$685,000

View
ljhooker.com.au/1X7JFBS

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Placed towards the rear, the light-filled living/dining zone spills to the serene entertainers' alfresco, overlooking the grassed backyard which is perfect for the kids' playset.

Further encouraging socialising, the stylish stone kitchen commands a prime central position, featuring plentiful storage and quality built-in appliances for the aspiring chef's creations.

Completing this welcoming family haven, the secluded primary bedroom is zoned for peace and privacy with a spacious walk-in robe and exclusive ensuite, as the two remaining bedrooms are serviced by the full family bathroom and separate w/c.

To ensure optimal comfort all year round, the home is equipped with ducted heating, split-system air conditioning and ceiling fans, while additional finishing touches comprise blinds throughout, a laundry with linen storage and a secure single garage.

Making everyday life a breeze for a busy household, this move-in ready home is within minutes of Grayling Primary School, Kambrya College and elite private schools such as Hillcrest and St Francis Xavier.

It's also close to Eden Rise Village, Casey Central and glorious parks, while the M1 and nearby Beaconsfield Station promise seamless city commuting.

Property Specifications:

- Three bedrooms, primary has ensuite, family bathroom with bath
- Two separate zones (living area & family area with meals) for formal and casual occasions with a seamless outdoor flow
- Dedicated study which could also serve as a kids play area
- Kitchen has 20mm stone benchtop, electric oven, gas cooktop, dishwasher, ample storage
- Ducted heating, split-system AC and blinds throughout
- Ceiling fans in all bedrooms
- Walk-in robes, 2x built-in robes, additional linen storage
- Peaceful entertainers' alfresco overlooking a grassed backyard
- Low maintenance landscaping, single garage

With nothing left to do but unpack and unwind, this is a superb opportunity for first homebuyers, downsizers and astute investors (estimated rent of \$550 -- \$575 per week).

Make your move and secure this opportunity!

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More About this Property

Property ID	1X7JFBS
Property Type	House
Land Area	328 m ²
Including	Study Air Conditioning Ducted Heating Dishwasher Built-in-Robes Alfresco Carpeted Close to Schools Close to Shops Close to Transport

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