



22 Carisbrooke Way, Clyde North

Attention Investors: Premium Investment Opportunity in Prime Location!

Looking for a smart addition to your portfolio? This modern, low-maintenance home in the sought-after Highgrove Estate comes with the ultimate bonus - a quality tenant secured on a fixed-term lease until end of July 2026, paying \$2,433 per month (\$560 per week). That means immediate, reliable income from day one.

Behind the attractive facade lies a well-designed, light-filled home with all the modern comforts tenants love. Step inside and be greeted by a wide, welcoming entry that sets a relaxed, homely tone. At the front, the master suite is your own private retreat - complete with a walk-in robe and ensuite - the ideal spot to unwind after a busy day.

The central hub of the home is where everyone comes together. The kitchen is a true entertainer's delight with quality appliances including sleek stone benchtops, and a built-in pantry. Whether it's family dinners or weekend catch-ups with friends, you'll love cooking and connecting in this beautiful space.

Flowing from the kitchen, the open-plan living and dining area is

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FOR SALE
\$650,000 - \$700,000

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

bathed in natural light, with a seamless connection to the alfresco space - perfect for BBQs, veggie gardening, or simply watching the kids and pets play.

Three more generously sized bedrooms, each with built-in robes, are tucked away in their own wing alongside the family bathroom and laundry with external access, ensuring comfort and privacy for all.

Property highlights:

- Fixed lease until 26th July 2026 —\$2,433 per month (\$560 per week)
- Open-plan living and dining for easy entertaining
- Quality kitchen with 900mm stainless steel appliances, stone benchtops & pantry
- Master suite with walk-in robe & ensuite
- Remaining bedrooms with built-in robes
- Ducted heating & split air-conditioning
- Double garage with insulated door and internal access

The Location: Life in Highgrove means having everything within easy reach. Parks, playgrounds, high quality schools, sports facilities, shops, and cafes are all just minutes from your door.

- Westbourne Street Park —2 min walk
- Fitzwilliam Circuit Playground & free tennis court —3 min walk
- Ramleigh Park Primary —7 min walk
- Clyde Secondary College —5 min drive
- Shopping on Clyde —5 min drive
- Future Ramleigh Springs Village —4 min drive

With a great tenant in place and an unbeatable location, this is a set-and-forget investment offering strong rental returns and capital growth potential.

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MORE DETAILS

| | |
|---------------|---|
| Property ID | 47XVUFHE |
| Property Type | House |
| Land Area | 263 m2 |
| Including | Ducted Heating Dishwasher Floorboards Built-in-Robes Carpeted Close to Schools Close to Shops Close to Transport |

John Deo 0411 873 123

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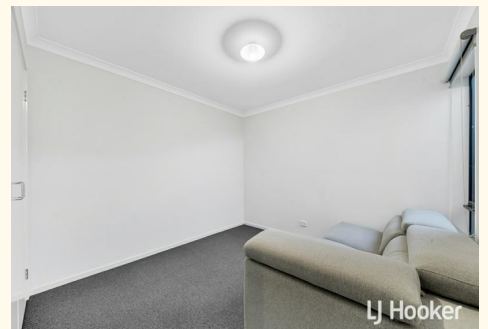
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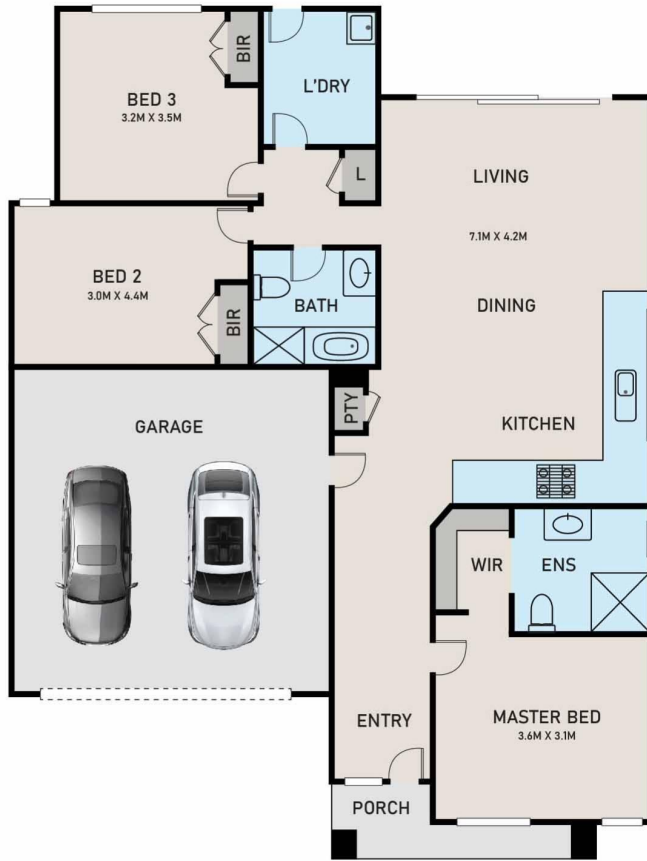
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HAMPTON PARK VIC 3976

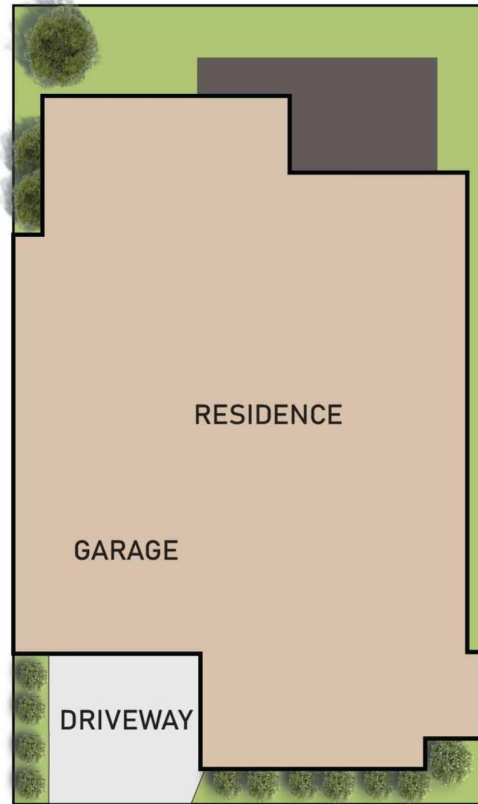
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FLOOR PLAN



SITE PLAN



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