

228 St Germain Boulevard, Clyde North

Premium Family Living with Multiple Living Zones & Seamless Entertaining

Perfectly positioned on approximately 508sqm, this beautifully designed residence delivers an outstanding combination of space, flexibility and modern comfort, offering multiple living zones, up to five bedrooms, and effortless indoor-outdoor entertaining. Thoughtfully crafted for growing families, every space has been designed to adapt to your lifestyle while providing the comfort and functionality expected in a premium family home.

A spacious master suite is privately positioned at the front of the home, complete with a walk-in robe and a stylish ensuite, creating the perfect parents' retreat. Three additional bedrooms are serviced by a central family bathroom, separate toilet and full laundry, while the dedicated theatre room can also be utilised as a fifth bedroom, offering exceptional flexibility for larger families, guests or those working from home.

At the centre of the home, the expansive open-plan living and meals area creates an inviting space where family naturally comes together. The well-appointed kitchen overlooks the main living zone and

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AUCTION

Sat 25th Jul @ 4:30PM

VIEW

Sat 27th Jun @ 3:45PM - 4:15PM

AGENTS

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.



features a generous island bench, quality appliances, abundant storage and a walk-in pantry, making everyday cooking and entertaining equally enjoyable.

Adding further versatility are multiple living areas, including a separate lounge positioned near the entrance and the dedicated theatre room, providing ideal spaces for movie nights, children's play areas, formal entertaining or peaceful relaxation.

Sliding doors seamlessly connect the indoor living space to the covered alfresco, complete with a ceiling fan, creating the perfect all-season entertaining area while overlooking the low-maintenance backyard - ideal for family gatherings, weekend barbecues or simply unwinding outdoors.

Designed for year-round comfort, the home also features ducted heating, split-system air conditioning, a spacious double garage with internal access, and a practical floorplan that caters effortlessly to the needs of modern family living.

Key Features:

- Approx. 508sqm allotment
- Flexible 5-bedroom floorplan (or 4 bedrooms plus theatre)
- Spacious master suite with a walk-in robe and an ensuite
- Two modern bathrooms
- Multiple living zones
- Light-filled open-plan living and meals area
- Contemporary kitchen with a large island bench
- Walk-in pantry
- Covered alfresco with a ceiling fan for year-round entertaining
- Separate laundry
- Ducted heating
- Split-system air conditioning
- Spacious double garage with internal access
- Prime Location

Located within the highly sought-after St Germain Estate, this exceptional home is surrounded by everything a growing family could need. Enjoy easy access to St Germain Shopping Centre, St Germain Central, quality primary and secondary schools, childcare centres, parklands, playgrounds and public transport. With convenient connections to Thompsons Road, Berwick-Cranbourne Road, Clyde Road and the Monash Freeway, commuting is effortless while everyday amenities remain just moments from your doorstep.

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 A3UHWR
Property Type House
Land Area 508 m2

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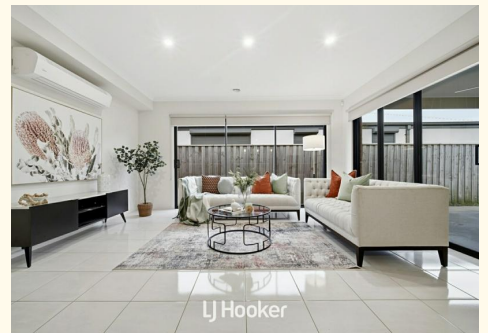
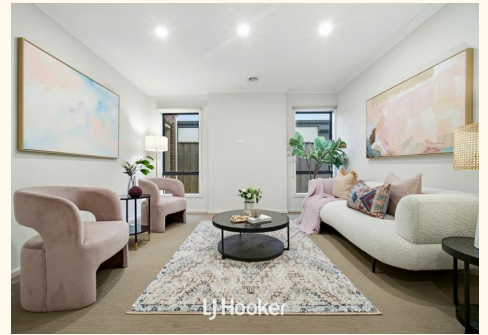
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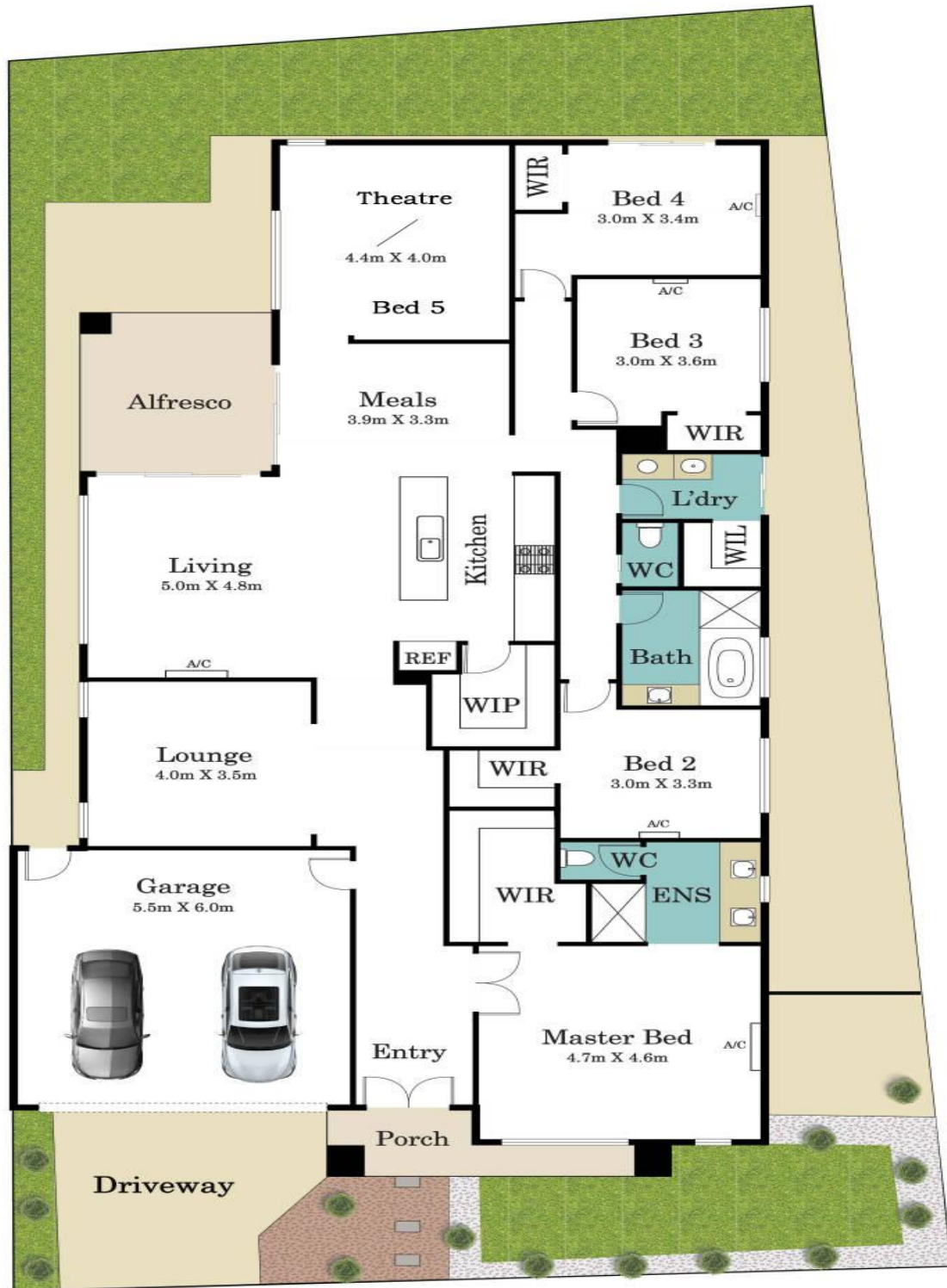
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Floor Plan



LJ Hooker

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