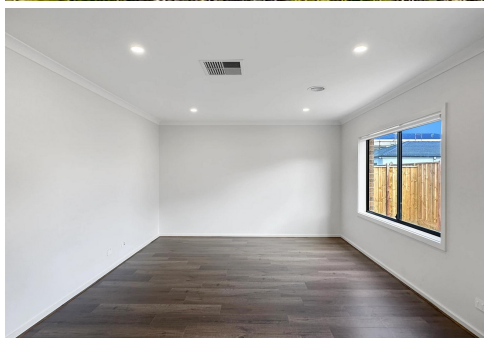




## Clyde North, 23 Chittagong Drive

Premier Living in Meridian Estate: Stylish 3-Bedroom Residence with Modern Touches

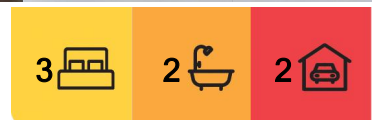
Discover the epitome of convenience and style in this exceptional property nestled within the sought-after Meridian Estate. Boasting a superb location and designed for low-maintenance living without compromising on comfort, this home presents a thoughtfully designed floorplan and exquisite high-end finishes. Built in 2022, this modern residence sits on a generous 294m<sup>2</sup> plot, offering both space and elegance.

This home features three bedrooms and two highly functional bathrooms, ensuring ample space and practicality for comfortable living. The master bedroom is a spacious sanctuary, complete with a walk-in robe and a full ensuite. The remaining bedrooms are generously sized, each equipped with built-in robes, catering to modern lifestyles effortlessly.

As you explore this property, you'll be greeted by an inviting open living space seamlessly connected to the kitchen, creating an ideal hub for relaxation and entertainment. The



**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**  
\$630,000 - \$670,000

**View**  
[ljhooker.com.au/1X8DFBS](https://ljhooker.com.au/1X8DFBS)

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kitchen boasts stone benchtops, a tastefully tiled splashback, quality appliances, and a convenient walk-in pantry. Its design harmoniously blends functionality with aesthetics, offering an inspiring culinary haven for residents.

The home is adorned with downlights, high ceilings, and roller blinds. It features ducted heating and evaporative cooling, ensuring year-round comfort. The kitchen includes an undermount double bowl stainless steel sink, a chrome mixer, a 60cm oven, 60cm gas cooktops, a 60cm canopy rangehood, and a freestanding dishwasher. The large laundry and vanities with stone benchtops and chrome tapware add to the home's functionality and elegance.

Step outside to discover a low-maintenance outdoor area, perfect for enjoying the outdoors without the hassle of extensive upkeep. Whether it's for a peaceful retreat or casual gatherings, this space provides the ideal setting for relaxed moments.

Situated within the Meridian Estate, residents enjoy the benefits of a fantastic location with easy access to amenities, recreational facilities, schools, and more. Embrace a lifestyle that balances convenience with tranquillity, all within reach of everything you need. Local amenities include Clyde North Lifestyle Centre, St Germain Central, Meridian Central Reserve, Ramleigh Park Primary School, and Clyde Secondary College.

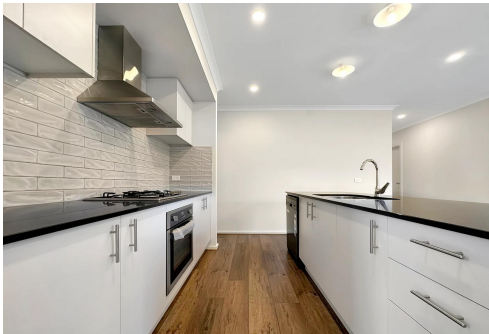
This property offers a unique opportunity to secure a home that combines modern luxury with practical living in one of Clyde North's most desirable estates. Don't miss out on making 23 Chittagong Drive your new address.

## More About this Property

|               |                                                                                              |
|---------------|----------------------------------------------------------------------------------------------|
| Property ID   | 1X8DFBS                                                                                      |
| Property Type | House                                                                                        |
| House Size    | 118.77 m <sup>2</sup>                                                                        |
| Land Area     | 294 m <sup>2</sup>                                                                           |
| Including     | Ensuite<br>Ducted Heating<br>Evaporative Cooling<br>Dishwasher<br>Built-in-Robes<br>Carpeted |

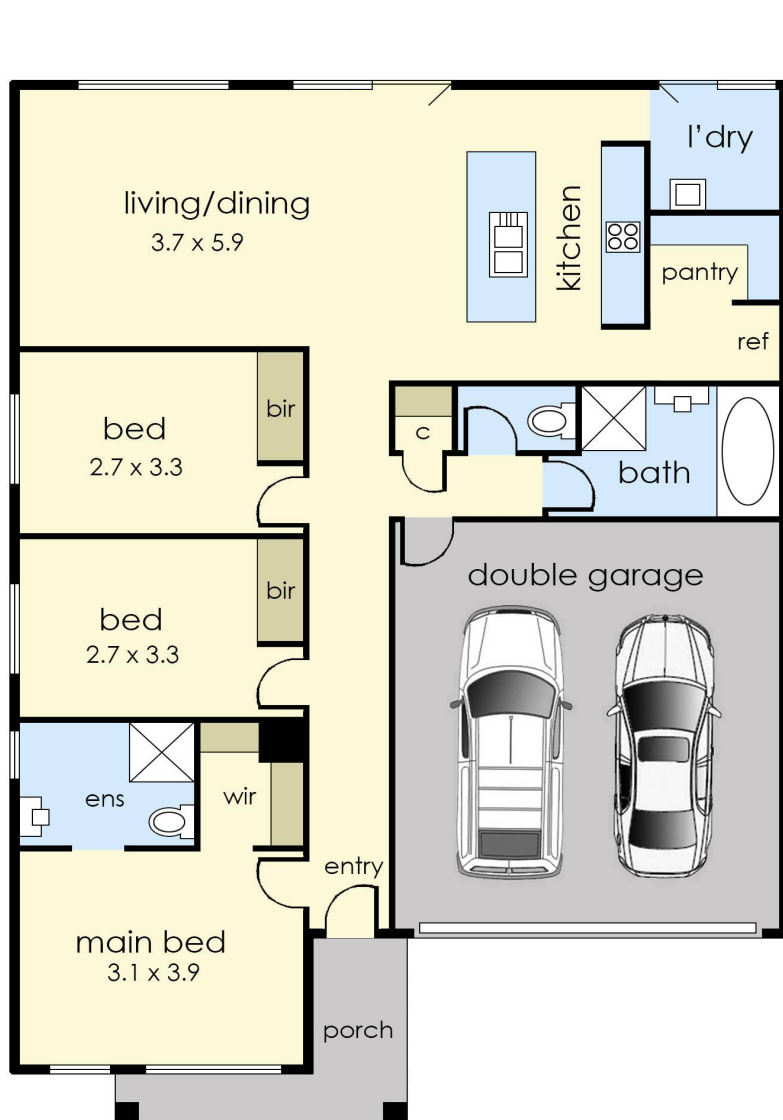
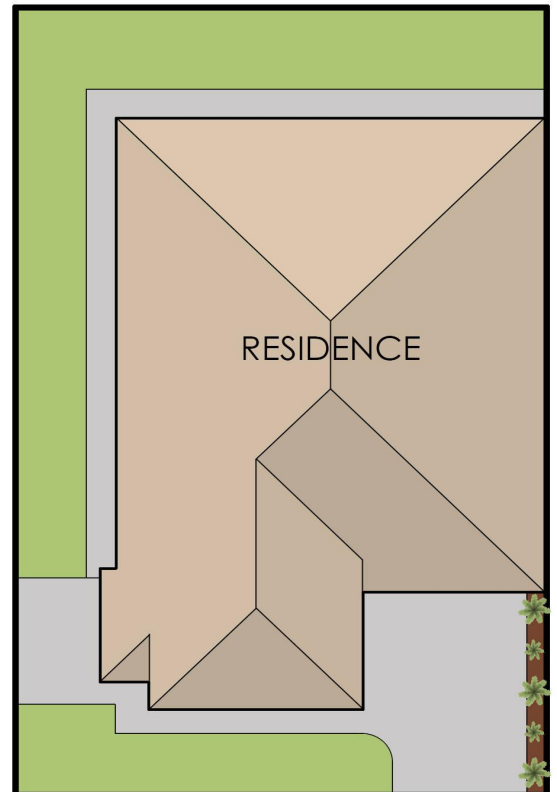
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## 23 Chittagong Drive, Clyde North

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This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations.



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