



23 Chittagong Drive, Clyde North

Lifestyle Living in a Vibrant Community!

Nestled within Clyde North's sought-after Meridian Estate, where convenience, connectivity and community converge, this modern family home takes lifestyle living to the next level, minimising maintenance while maximising comfort.

Built in 2022, the property commands attention from the curbside with its timeless brick facade and contemporary accents, boasting a prominent portico and stylish cladding, alongside an exposed-aggregate driveway and easy-care frontage.

The flowing interiors are cleverly oriented to maximise natural light, with the bright and airy open-plan living/dining zone capturing all-day sun via north-facing windows and sliding glass doors. This harmonious space feels fresh and inviting with modern floating floorboards and warm tones, and offers access to the north-facing backyard, which is fully fenced to provide a secure environment for children and pets.

Anchoring the home with style and practicality, the well-appointed kitchen is finished in sleek monochrome tones, complete with 20mm stone benchtops, an on-trend subway splash back and quality

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FOR SALE
\$670,000 - \$730,000

VIEW
By Appointment

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 **LJ Hooker**

appliances for easy meal prep and cleanup.

Showcasing its commitment to functional day-to-day living, the thoughtful layout also features a walk-in pantry with space for a double fridge, plus an adjacent laundry with outside access. The spacious primary bedroom is the haven of calm that busy parents crave, zoned well away from the main living area to ensure peace and privacy, offering a walk-in robe and exclusive ensuite with a generously sized shower.

Setting the stage for a restful night's sleep or quiet productivity, the two remaining bedrooms are great for children, overnight guests or remote working, featuring built-in robes and access to the full bathroom, which includes a shower for busy mornings and a bath for relaxed evenings.

Notable finishing touches include ducted heating and evaporative cooling for year-round comfort, blinds throughout, a remote double garage with internal access and additional driveway parking.

Ideal for convenience seekers and young families, the property is a short drive from Balambalam Primary School, Cranbourne East Secondary College and Clyde Grammar. A future government primary school is also on the horizon for the estate. Surrounded by neighbourhood parks, playgrounds, dog parks, walking trails, a pump track and public tennis court, it's close to St Germain Central, Ramleigh Springs Village, childcare facilities and major roads to boost connectivity for commuters.

Move-in ready and simple to maintain, this is a perfect solution for first homebuyers, downsizers and investors alike. Secure your viewing today.

Property Specifications:

- Modern family home in a fast-growing master-planned community
- Desirable north-to-rear block and ample natural light throughout
- Open-plan living/dining zone, three bedrooms with built-in robes
- Full bathroom with bath, ensuite to master, laundry facilities
- Stone kitchen includes an electric oven, gas cooktop and dishwasher
- Heating/cooling, easy-care yard, double garage, blinds throughout
- Chrome tapware, double bowl sink in stainless steel, LED downlights

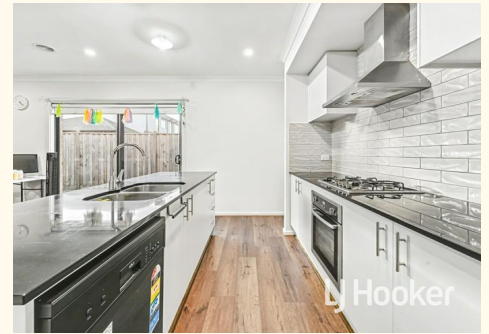
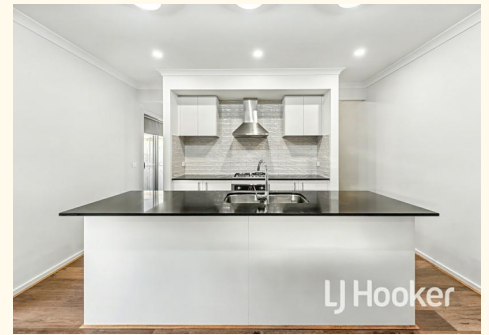
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MORE DETAILS

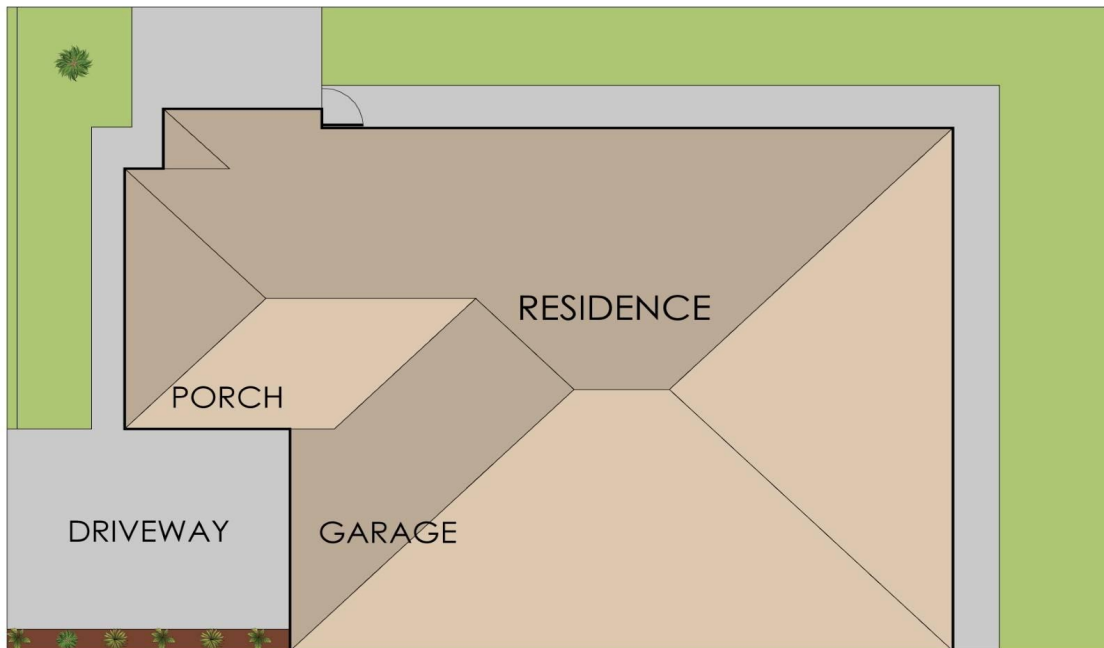
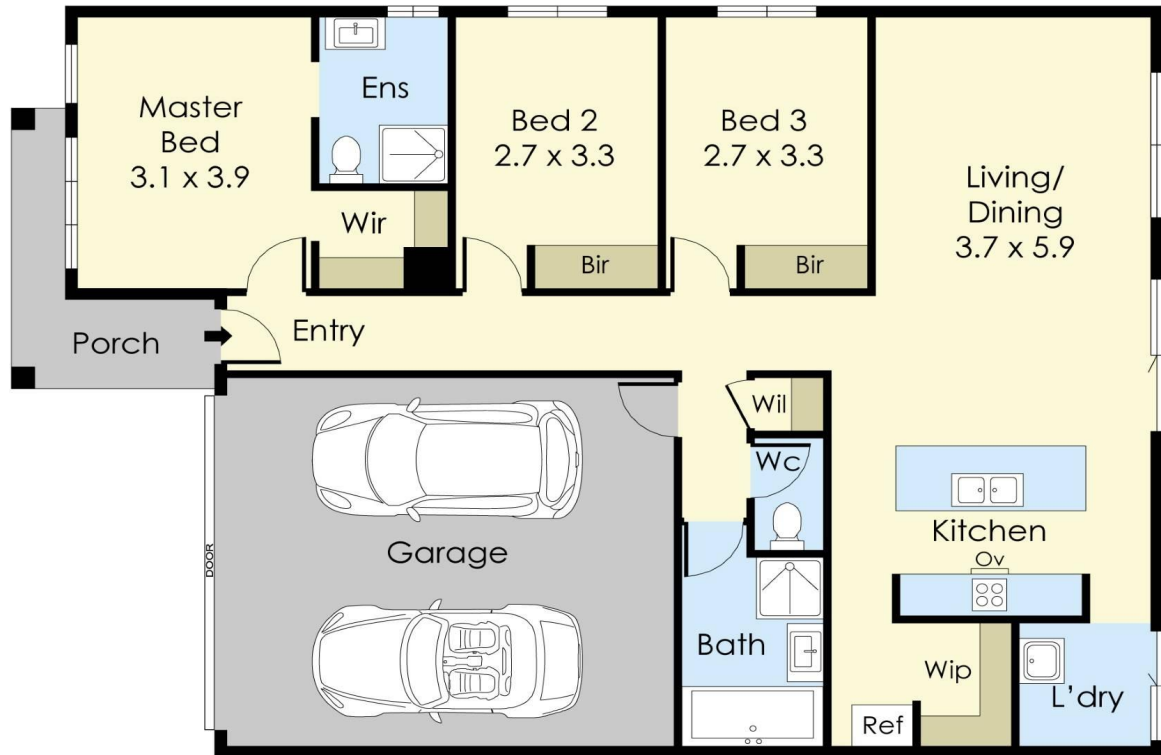
Property ID	1XHPFBS
Property Type	House
House Size	119 m2
Land Area	294 m2
Including	Ensuite
	Ducted Heating
	Evaporative Cooling
	Dishwasher
	Built-in-Robes
	Carpeted

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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.