



262 St Germain Boulevard, Clyde North

Premium Family Living Opposite Parkland in the Heart of St Germain!

Perfectly positioned just footsteps from St Germain Boulevard Park and moments from St Germain Central Shopping Centre, this beautifully presented four bedroom home delivers the ideal combination of modern style, family functionality and energy-efficient living on a generous 468sqm allotment.

Built by Simonds Homes just six years ago, this contemporary single-storey residence showcases a wide frontage and modern street appeal. A combination of rendered masonry, face brick and dark accent cladding creates a sophisticated facade, while large aluminium-framed windows maximise natural light. The integrated double garage exposed aggregate driveway and low-maintenance landscaping reinforce the home's family-focused design.

Designed with growing families in mind, the home offers a light-filled open-plan layout enhanced by high ceilings, quality finishes and spacious proportions throughout. From the moment you enter, the sense of space and natural light creates a welcoming atmosphere that immediately feels like home.

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FOR SALE
\$845,000 - \$895,000

VIEW
Sat 6th Jun @ 12:45PM - 1:15PM

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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.

 **LJ Hooker**

The kitchen is designed to bring family and entertaining together, featuring 20mm stone bench tops, a breakfast island, pendant lighting and a contemporary tiled splash-back. A 900mm freestanding oven with gas cooktop and gourmet rangehood caters to home cooks, while soft-close finger-pull cabinetry, a walk-in pantry and dishwasher provide excellent storage and functionality.

The timber-look laminate flooring, ceramic floor tiles, LED down lights, and plush carpet complement the contemporary interiors, while roller blinds and curtains throughout the living areas add privacy and warmth. Ducted heating, reverse cycle AC and ceiling fans ensure year-round comfort.

Outside, the spacious backyard provides ample room for kids, pets and entertaining. Rooftop solar panels, an external storage shed, side access gate and easy-care landscaping add appeal while a generous laundry with external access enhances practicality.

Located within the sought-after school catchments for Topirum Primary School, Wulerrp Secondary College and Hillcrest Secondary, it is close to shops and dining along Thompsons Road, with St Germain Central only minutes away. The St Germain Boulevard Park sits just steps from the front door, while the 881 bus along St Germain Boulevard and Catees Street provides convenient public transport. Easy access to the Princes Freeway enhances connectivity.

Why You'll Love It

- Simonds-built home on a generous 468sqm allotment
- Four spacious bedrooms, including master with WIR and ensuite
- High ceilings and abundant natural light throughout
- Designer kitchen with stone benchtops and walk-in pantry
- Premium 900mm freestanding cooker and dishwasher
- Expansive open-plan family and dining area
- Ducted heating, reverse-cycle cooling and ceiling fans
- Solar panel system for reduced energy costs
- Double remote garage with internal access
- Side access and external storage shed
- Large backyard with room for kids and pets
- Opposite parkland and moments to St Germain Central

Location Highlights

- Walk to St Germain Boulevard Park
- Minutes to St Germain Central Shopping Centre
- Zoned for Topirum Primary School and Wulerrp Secondary College
- Close to Hillcrest Christian College
- Easy access to public transport and the Princes Freeway

A stylish, move-in-ready family home offering more space, more comfort and a premium lifestyle in the heart of St Germain.

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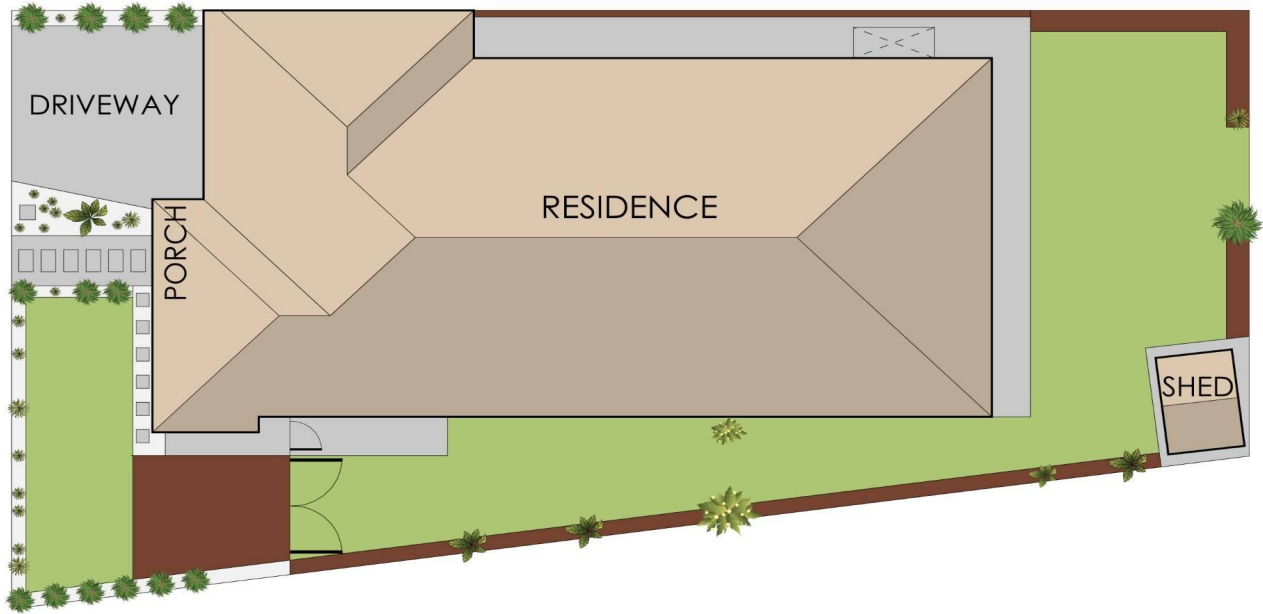
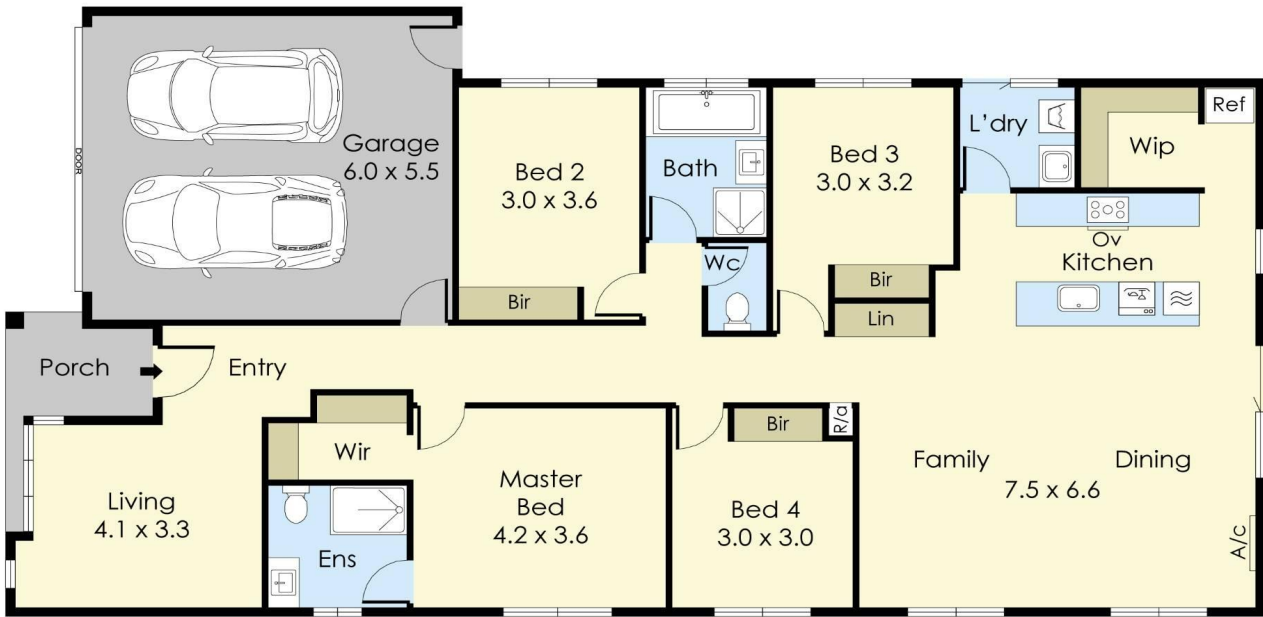
MORE DETAILS

Property ID 1XHEFBS
Property Type House
House Size 168 m2
Land Area 468 m2
Including Ensuite
Ducted Heating
Evaporative Cooling
Dishwasher
Floorboards
Built-in-Robes
Solar Hot Water
Carpeted
Close to Schools
Close to Shops
Close to Transport
High Clearance

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