



35 Moroak Crescent, Clyde North




Beautifully Presented Home with Immediate Rental Return!

Nestled within the highly sought-after Ramleigh Springs Estate, this beautifully maintained three-bedroom home delivers the perfect blend of modern comfort, practical design and low-maintenance living, making it an ideal choice for first-home buyers, downsizers and savvy investors alike.

Designed for effortless everyday living, the home welcomes you with a bright and spacious open-plan layout where the family, dining and kitchen zones come together seamlessly. Filled with natural light and complemented by contemporary finishes, this inviting space creates the perfect setting for both relaxed family living and entertaining guests.

The stylish kitchen is well-appointed with stone benchtops, quality stainless steel appliances, ample storage and a practical layout that overlooks the main living area, ensuring you're always connected to family and friends.

Privately positioned at the front of the home, the master suite offers a peaceful retreat complete with a walk-in robe and ensuite. Two additional bedrooms with built-in robes are in their own wing and are

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

VIEW
Wed 10th Jun @ 6:00PM - 6:20PM

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

serviced by a modern central bathroom.

Step outside to the covered alfresco area and enjoy a private, easy-care backyard that allows you to spend more time enjoying your weekends and less time maintaining the garden.

Additional comforts include ducted heating, split-system cooling, solar hot water, LED lighting, a full-sized laundry and a double remote garage with internal access.

Positioned within walking distance to parks, playgrounds, wetlands and walking trails, and just moments from schools, shopping centers, sporting facilities and public transport, this is a home that offers exceptional convenience in one of Clyde North's most family-friendly communities.

Features You'll Love:

- Three spacious bedrooms
- Master bedroom with walk-in robe and private ensuite
- Open-plan family and dining zone
- Modern kitchen with stone benchtops
- Quality stainless steel appliances
- Ducted heating and split-system cooling
- Solar hot water system
- Covered alfresco entertaining area
- Low-maintenance backyard
- Double remote garage with internal access
- Located within the popular Ramleigh Springs Estate

Location Highlights:

- Zoned for Ramleigh Park Primary School and Clyde Secondary College
- Close to parks, wetlands and walking trails
- Minutes to Ramleigh Spring Shopping Centre, Shopping on Clyde and Selandra Rise Shopping Centre
- Easy access to Kingswim Centre, Casey RACE Recreation & Aquatic Centre and Casey Indoor Sports Centre
- Convenient access to Cranbourne, Berwick and major road networks

Leased until October 2026, this property provides investors with immediate rental income of \$525 per week / \$2281 per calendar month. Future owner-occupiers can also secure a quality home in a tightly held estate and plan their move with confidence.

Whether you're entering the market, downsizing without compromise or expanding your investment portfolio, this move-in-ready home presents an outstanding opportunity in one of Clyde North's most desirable neighborhoods.

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MORE DETAILS

Property ID 1XHJFBS
Property Type House
House Size 103 m2
Land Area 271 m2
Including Air Conditioning
Ducted Heating
Dishwasher
Built-in-Robes
Alfresco
Carpeted
Close to Schools
Close to Shops
Close to Transport

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