

Clyde North, 35 Rathberry Circuit

Embrace Double-Storey Luxury Living in the Prestigious Meridian Estate

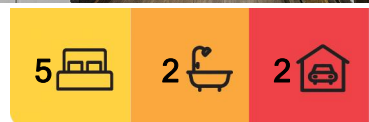
This exquisite and stylish two-storey residence boasts 5 generously sized bedrooms and offers the perfect combination of contemporary design and functional elegance. Ideal for families or those who love to entertain, this home provides a seamless blend of comfort, sophistication, and practicality.

Upon entering, you are welcomed by a cozy lounge, perfect for greeting guests or creating a quiet retreat. At the heart of the home lies the open-plan family, meals, and kitchen area, complete with a spacious walk-in pantry and a sleek alfresco that transitions effortlessly between indoor and outdoor living. A dedicated theatre room offers the ultimate space for movie nights, while the laundry, powder room, and internal access to the double garage add convenience to everyday living.

As you ascend the staircase, you'll be greeted by a beautiful, modern chandelier that sets



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
\$1,000,000 - \$1,100,000

View
ljhooker.com.au/8A0HWR

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a luxurious tone. The upper level features a spacious kids' activity area surrounded by four well-appointed bedrooms. The master suite is a true retreat, complete with "His and Hers" walk-in robes, a lavish ensuite, and abundant natural light. The additional bedrooms each include walk-in or built-in robes and are serviced by a central bathroom and separate WC. A study nook provides a versatile space for work or study, perfectly complementing the thoughtful layout. This home is the complete package, offering comfort, style and practicality for modern family living.

Key Features:

- Five spacious bedrooms
- Two luxury bathrooms
- Multiple spacious living areas
- Open-plan kitchen with walk-in pantry
- Theatre room
- High ceiling
- Low maintain landscaping
- Solar panel system
- Garden shed
- Heating: YES
- Cooling: YES
- Double garage with internal and external access

Located in the prestigious Meridian Estate, this home offers easy access to St Germain Shopping Centre, Clyde Grammar, Hillcrest and Rivercrest Christian Colleges, and Clyde Primary and Secondary Schools. Enjoy nearby retail hubs like Shopping on Clyde and Selandra Rise Shopping Centre, with seamless connectivity via public transport, the South Gippsland Highway, and the M1 Freeway.

This property isn't just a home-it's a lifestyle. A rare opportunity to secure a home of this quality in such a sought-after location awaits you.

DISCLAIMER:** All stated dimensions are approximate only. Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness.

More About this Property

Property ID	8A0HWR
Property Type	House
Land Area	400 m2

Rohullah Paykari 0423 649 553

Owner/ Principal | rpaykari.dandenong@ljhooker.com.au

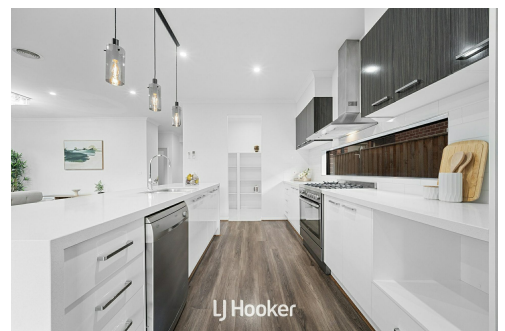
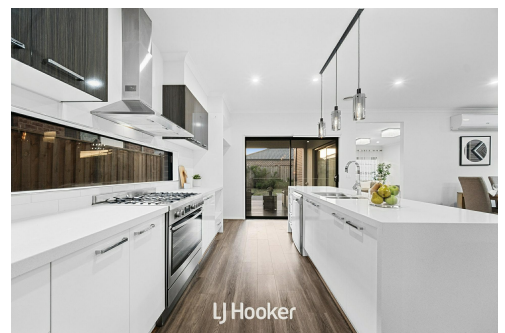
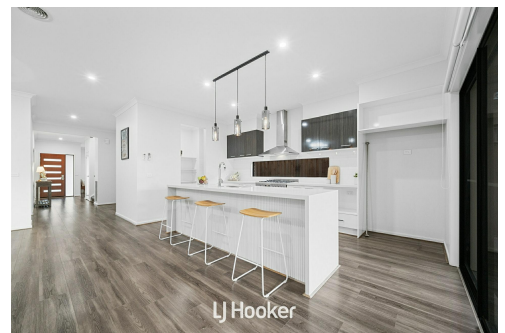
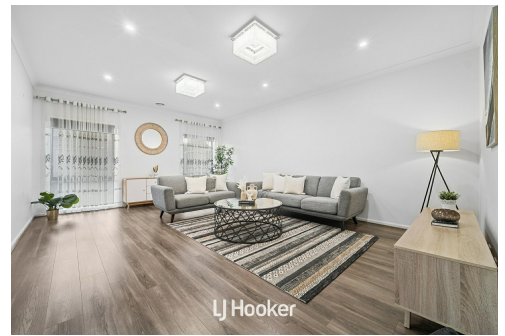
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Ground Floor



First Floor



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35 Rathberry Circuit, Clyde North

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