36 Manoora Avenue, Clyde North

Luxury Double-Storey Family Masterpiece in Berwick Waters | 5 Bed, 5 Bath, Dual Kitchen Elegance

Welcome to 36 Manoora Avenue, Clyde North, a striking double-storey residence in the prestigious Berwick Waters estate, offering an exceptional blend of space, quality, and modern luxury.

Set on a generous 544 sqm (approx.) allotment, this impressive home showcases full brick construction across both levels, delivering durability and timeless appeal. Designed for large or multi-generational families, it features 5 spacious bedrooms and 5 bathrooms, multiple living zones, a separate dining area, two fully equipped kitchens, a warm fireplace, and a double garage. A large entertainer's balcony further enhances the home, creating the perfect space to relax and enjoy the outlook.

Inside, the home is thoughtfully designed to maximise comfort and functionality. Multiple living areas provide flexibility for both entertaining and everyday family life, while the dual kitchen setup is ideal for extended families or those who love to host.

5 **5** **2**

FOR SALE
$1,590,000 - $1,650,000

VIEW
By Appointment

AGENTS

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The interiors are complemented by quality finishes throughout, with the solid brick construction adding a sense of permanence and acoustic comfort across both levels. The layout has been carefully considered to offer privacy for each bedroom, with bathrooms conveniently servicing all zones of the home.

Positioned in a highly sought-after pocket of Clyde North, this address is surrounded by premium amenities. Families will appreciate proximity to respected schools including Hillcrest Christian College, Clyde Secondary College, St Francis Xavier College, and Berwick Chase Primary School. Shopping and daily conveniences are close by at Selandra Rise Shopping Centre, Eden Rise Village, Westfield Fountain Gate, and Cranbourne Park Shopping Centre.

Transport access is convenient with nearby links to the Cranbourne railway line, including stations such as Berwick railway station and Merinda Park railway station, along with local bus routes connecting the surrounding suburbs.
Set within the rapidly growing and family-friendly Clyde North—Berwick Waters corridor, this home enjoys access to beautifully planned parks, wetlands, walking trails, and community spaces, including the scenic Berwick Waters lake precinct.

The area is known for its modern infrastructure, strong community feel, and continued growth, making it highly desirable for families and investors alike. With easy access to major arterials, schools, shopping hubs, and public transport, this is a rare opportunity to secure a premium residence in one of Melbourne's most in-demand southeastern locations.

Opportunities like this don't last long in Berwick Waters. Contact us today to arrange your private inspection and experience the scale, quality, and lifestyle this exceptional home has to offer.

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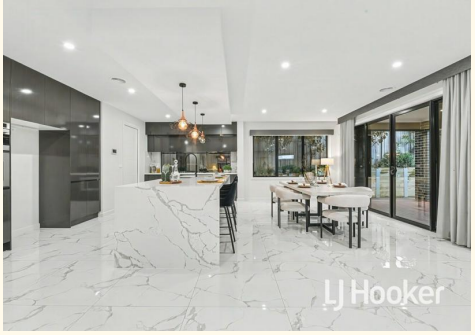
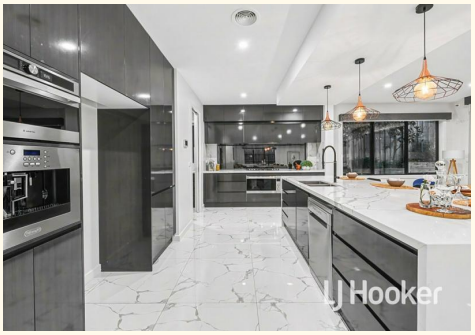
MORE DETAILS

Property ID	47YXXFHE
Property Type	House
Land Area	544 m2
Including	Ducted Cooling
	Ducted Heating
	Dishwasher
	Solar Panels
	Alfresco





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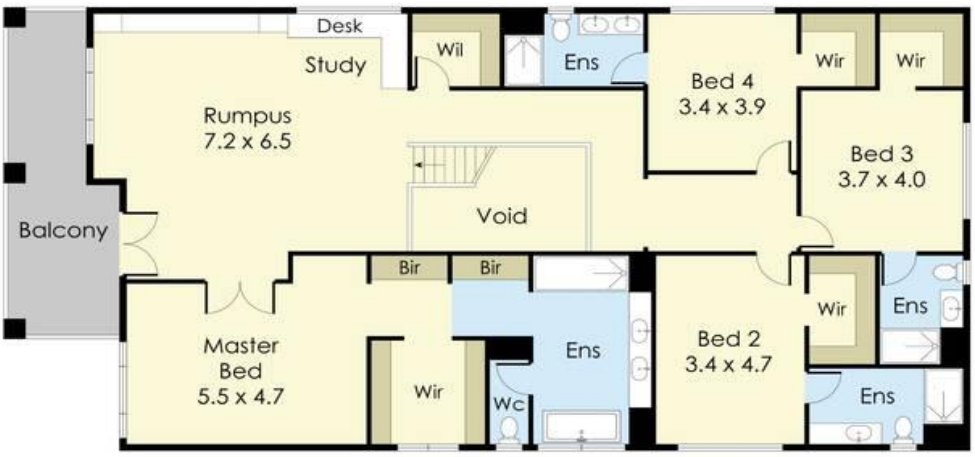
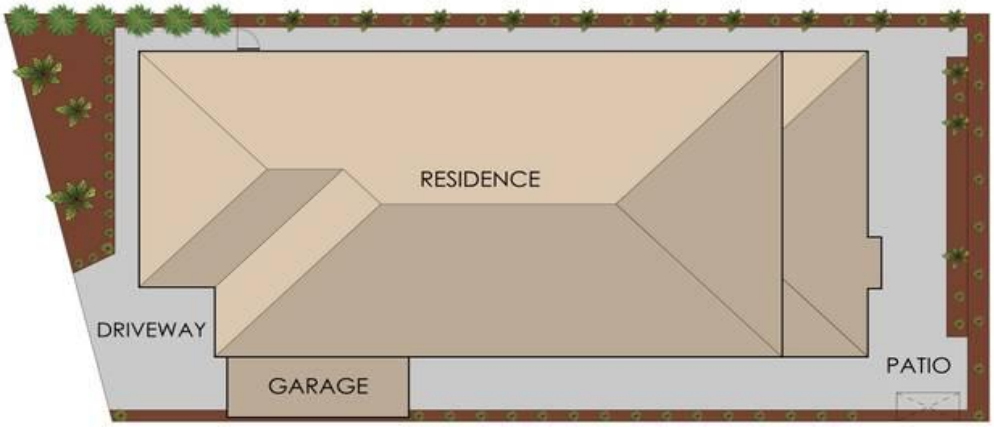


FIRST FLOOR

GROUND FLOOR



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Purchasers are advised to carry out their own investigations.

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