



39 Burlina Boulevard, Clyde North

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Refined Luxury, Grand Proportions & Architectural Elegance on a Corner Allotment

Positioned on an impressive corner block in one of Clyde North's most prestigious locales, 39 Burlina Boulevard is a statement of timeless sophistication and modern family excellence. This architecturally designed, double-storey masterpiece showcases expansive living zones, bespoke finishes, and a seamless blend of style, comfort, and scale - ideal for those who appreciate elevated living.

From the grand entryway to the soaring high ceilings and rich textures, every element of this home has been thoughtfully curated to offer an experience of refinement. Boasting multiple opulent living areas, a private guest wing, and a stunning balcony retreat with elevated outlooks, this residence exudes both presence and prestige. Cleverly zoned interiors cater effortlessly to large or multi-generational families, with lavish accommodation, luxurious bathrooms, and an abundance of space to relax, entertain, and unwind.

The home opens up to a light-filled family and meals area, anchored by a sleek designer kitchen with walk-in pantry and premium appliances. The second kitchen provides added convenience for large

FOR SALE
CONTACT AGENT!

AGENTS

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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.



families or those who love to entertain.

The ground floor also features a generously sized guest bedroom complete with a walk-in robe and private ensuite - perfect for long-stay visitors, or multi-generational living.

Upstairs, four more spacious bedrooms offer excellent accommodation, including a luxurious master suite with a walk-in robe and private ensuite. A central rumpus room provides a relaxed family retreat and connects to a private balcony, offering the perfect spot to unwind or enjoy your morning coffee with a view. A separate study creates the ideal work-from-home or homework zone.

Key Features:

- 5 large bedrooms + study, including downstairs guest suite with ensuite & WIR
- 3 sleek bathrooms
- Designer kitchen with walk-in pantry plus second kitchen
- Expansive open-plan family and meals area leading to a covered alfresco
- Dedicated formal living room at the front of the home
- Upstairs rumpus room opening to a private balcony
- Heating: YES
- Cooling: YES
- Full-size laundry, linen storage, and outdoor shed
- Low-maintenance backyard with established landscaping
- Double garage with internal and external access

Situated close to quality schools, local shops, parks, and major arterials, this property offers the ideal blend of lifestyle, location, and liveability.

Don't miss this rare opportunity to secure a home that ticks all the boxes - inspect today.

DISCLAIMERS:

Every reasonable effort has been made to ensure the accuracy of the information provided; however, neither the vendor, agent, nor agency makes any representation or warranty as to its completeness or correctness.

The floor plans provided are for illustrative purposes only and should be treated as such. No liability is accepted for any inaccuracies or omissions in the details or dimensions represented.

As the property may be subject to private inspections, the sale status could change prior to scheduled Open Homes. Prospective buyers are advised to verify the current availability of the property before attending any inspection.

MORE DETAILS

Property ID	8XVHWR
Property Type	House
Land Area	514 m2

Rohullah Paykari 0423 649 553

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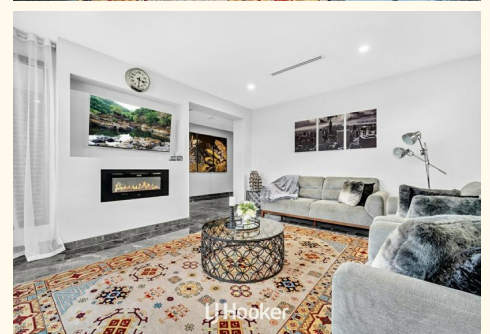
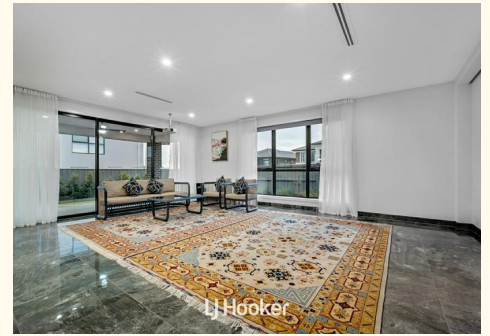
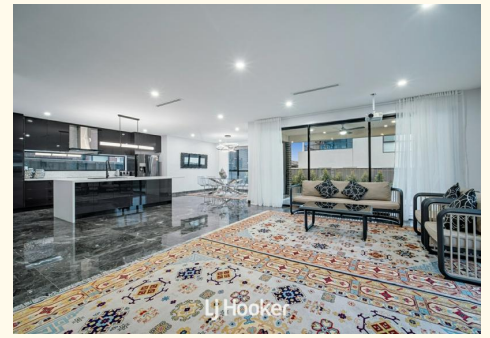
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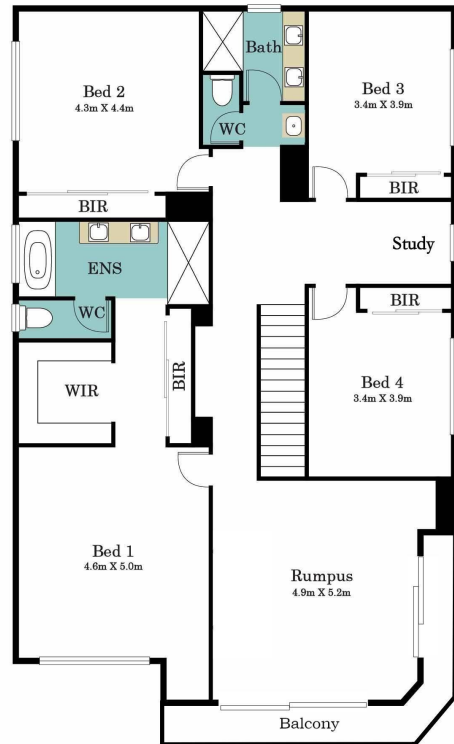
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Ground Floor



First Floor



LJ Hooker

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 **LJ Hooker**