






39 Elmtree Crescent, Clyde North

Expansive Family Living with Designer Appeal & Exceptional Lifestyle Convenience!

Positioned in a sought-after Clyde North location, this well-designed residence delivers an exceptional blend of space, functionality and versatility-perfectly suited for growing or multi-generational families.

Upon entry, you are welcomed by a formal lounge that provides a quiet retreat, flowing seamlessly into the heart of the home where an expansive open-plan living and meals area creates the ideal environment for everyday living and entertaining. The central kitchen is well-appointed with ample bench space, island bench and a walk-in pantry, perfectly positioned to oversee both indoor and outdoor zones.

Accommodation is thoughtfully designed, with a generously sized master bedroom privately located at the front, complete with a walk-in robe and ensuite. The remaining bedrooms are positioned in a separate wing, serviced by a central bathroom, separate toilet and convenient linen storage. A dedicated rumpus room at the rear adds further flexibility-ideal as a kids' retreat, media room or additional living space.

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FOR SALE
\$819,000 - \$889,000 - BERWICK
WATERS ESTATE!

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Stepping outside, the covered alfresco area provides a seamless extension of the indoor living, perfect for year-round entertaining.

Comfort is assured year-round with ducted heating and evaporative cooling, while a solar panel system enhances energy efficiency and helps reduce ongoing costs. The home is further enhanced by quality flooring throughout, featuring sleek tiled surfaces in key living and high-traffic areas, complemented by plush carpets in selected living zones and all bedrooms, offering both practicality and comfort.

Key Features:

- Four spacious bedrooms, including a master with WIR and ensuite
- Two sleek bathrooms
- Multiple living zones
- Open-plan kitchen featuring quality appliances and a walk-in pantry
- Covered alfresco for all-season entertaining
- Ducted heating & evaporative cooling for year-round comfort
- Solar panel system for improved energy efficiency
- Dedicated study/home office
- Full laundry with external access
- Double garage with internal and external access
- Prime location

Situated in a thriving and family-friendly pocket of Clyde North, this home enjoys close proximity to a range of quality schools including Turrun Primary School, Grayling Primary School, Wulerrp Secondary College, Hillcrest Christian College and Rivercrest Christian College. Everyday convenience is well catered for with St. Germain Central Shopping Centre, Clyde North Lifestyle Centre, Eden Rise Village Shopping Centre all just moments away. Surrounded by parks, walking tracks and recreational facilities, with easy access to public transport and major road connections, this location delivers a perfect balance of lifestyle, accessibility and long-term growth.

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	9TNHWR
Property Type	House
Land Area	420 m2

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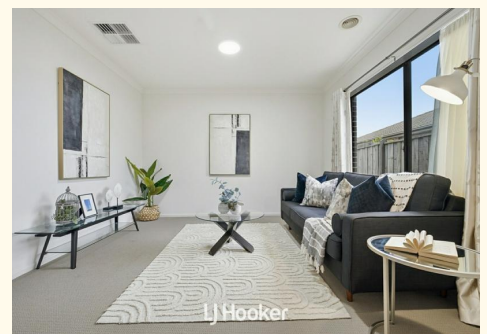
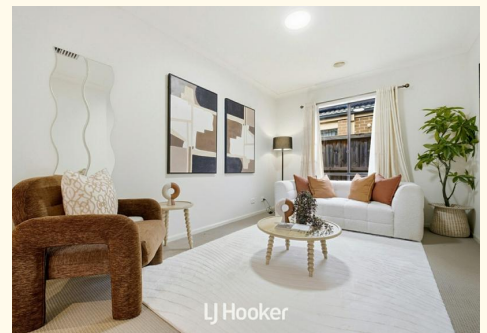
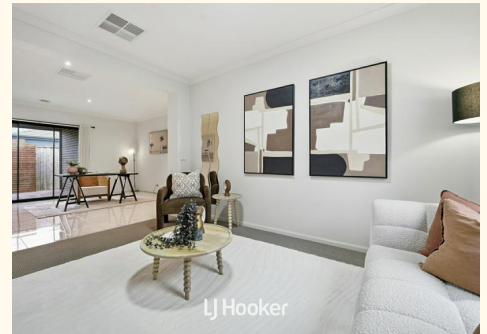
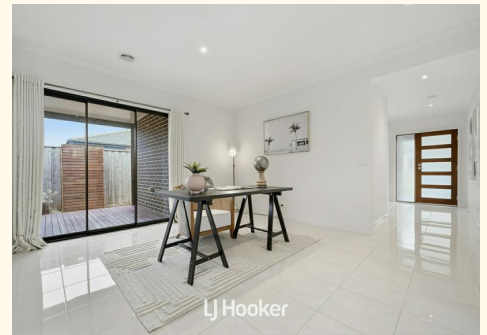
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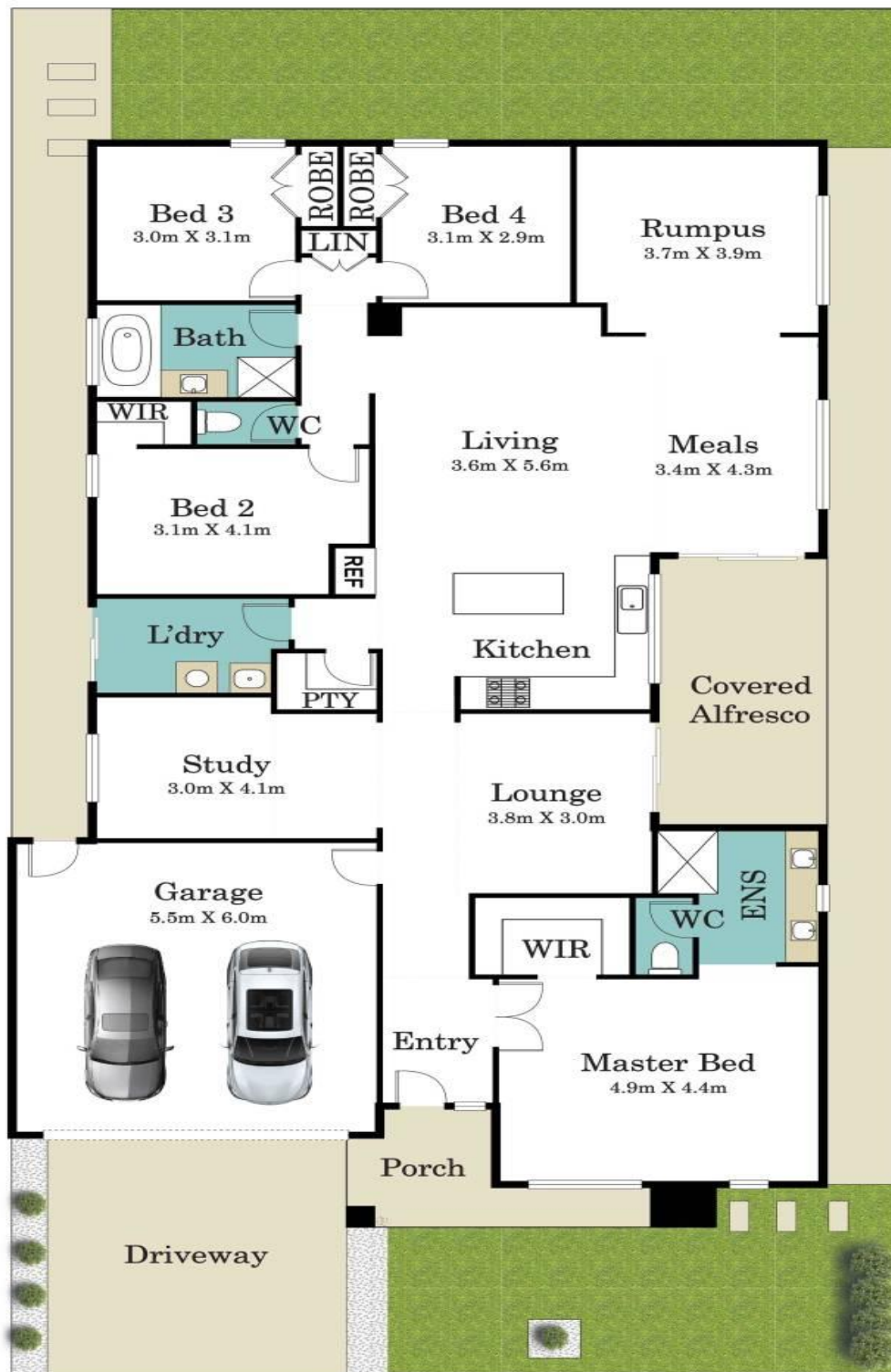
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Floor Plan



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* Dimensions are approximate and for illustrative purposes only

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