

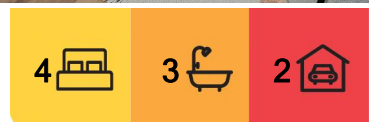
## Clyde North, 46 Borthwick Parade

Brand-New Luxury & Custom Elegance in Five Farms Estate

Welcome to 46 Borthwick Parade, Clyde North —a stunning brand-new, custom-built residence that redefines modern family living with style, sophistication, and smart innovation. Situated in the prestigious Five Farms Estate, this exceptional home delivers top-tier quality, high-end finishes, and exclusive access to an unparalleled range of lifestyle amenities.

Meticulously crafted with no expense spared, this luxury residence showcases cutting-edge design and functional excellence across a flexible, family-focused floorplan. Boasting two lavish master suites, this home is perfectly suited to multi-generational living or accommodating guests in comfort and privacy.

At the heart of the home lies a gourmet chef's kitchen featuring top-of-the-range appliances, stone benchtops, abundant cabinetry, and a striking island bench —ideal for both day-to-day living and effortless entertaining. The kitchen flows seamlessly into the spacious open-plan living and dining areas, enhanced by oversized windows and smart



**For Sale**

\$860,000 to \$935,000 - MUST SELL THIS WEEK!!

**View**

By Appointment

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**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.



design touches.

The home offers:

- \*4 spacious bedrooms including 2 opulent master suites with luxurious ensuites
- \*3 designer bathrooms featuring high-end fittings and floor-to-ceiling tiling
- \*2 versatile living areas, ideal for formal and casual gatherings
- \*State-of-the-art Smart Entry Doors with fingerprint access for added security
- \*Double-glazed windows for peace, comfort, and energy efficiency
- \*Low-maintenance, beautifully landscaped backyard —perfect for relaxed living
- \*Ducted heating and cooling for year-round climate control
- \*Double remote garage with internal access

Set within the elite Five Farms Estate, residents enjoy exclusive access to a wealth of resort-style amenities, including:

- \*Four luxury function rooms for private events and gatherings
- \*A modern swimming pool, fully-equipped gyms, and tennis courts
- \*Playgrounds, BBQ areas, and serene open spaces for leisure and recreation

Ideally positioned close to leading schools, shopping villages, public transport, and arterial roads, this remarkable residence delivers a rare opportunity to secure a brand-new luxury home in one of Clyde North's most sought-after communities.

Whether you're a growing family, an astute investor, or simply seeking the perfect blend of comfort, security, and prestige —46 Borthwick Parade is a statement in superior living.

#### DISCLAIMERS:

All information provided has been prepared with care; however, accuracy cannot be guaranteed. Buyers should make their own enquiries and refer to the contract of sale and relevant building plans. The property's availability and features may change without notice. Floorplans are for illustrative purposes only.

## More About this Property

Property ID	8TMHWR
Property Type	House

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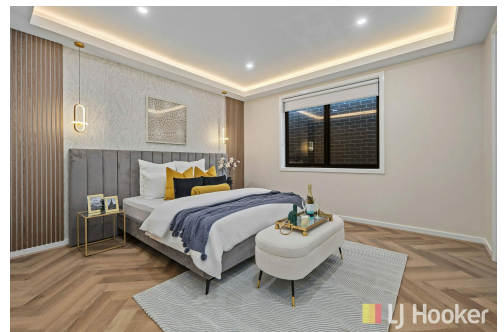
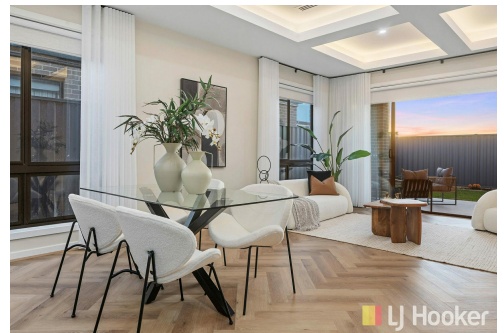
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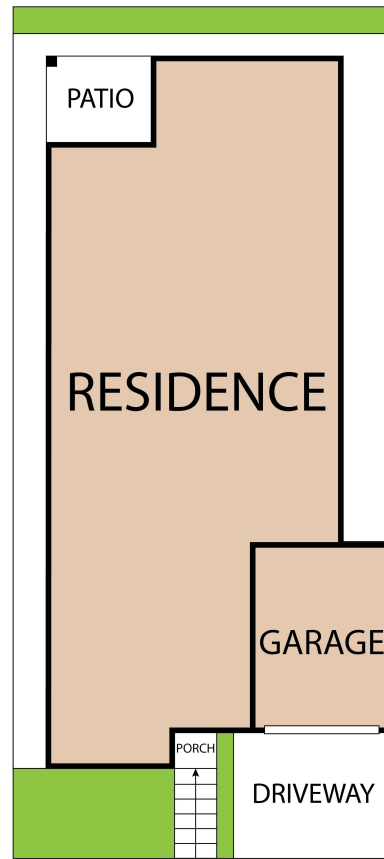
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46 Borthwick Parade, Clyde North, VIC, 3978

TOTAL APPROX. FLOOR AREA 211 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.