

9 Brooklime Road, Clyde North

A Grand Statement of Brand-New French Provincial Elegance, Modern Luxury & Bespoke Family Living in BERWICK WATERS ESTATE!

Showcasing a striking French Provincial-inspired fae and an impressive sense of grandeur from the very first glance, this exceptional residence delivers a sophisticated family lifestyle across two expansive levels. From its elegant architectural detailing, grand double entry doors and wrought-iron balcony to its beautifully refined interiors, multiple living zones and five private bedroom suites, every element has been thoughtfully designed to bring together luxury, comfort and outstanding versatility.

Step inside and the sense of quality is immediate. Herringbone timber flooring, elegant wall panelling and statement lighting establish a timeless aesthetic, while the beautifully appointed formal living room with fireplace creates a sophisticated setting for welcoming guests or relaxing in style. A striking curved staircase and dramatic double-height void further enhance the home's architectural presence.

5 **5** **2**

FOR SALE
$1,749,000 - $1,899,000 I Brand New Masterpiece!

VIEW
Thu 19th Nov @ 6:00PM - 6:30PM

AGENTS

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Perfectly positioned on the ground floor, the generous guest suite features its own walk-in robe and private ensuite, providing an exceptional arrangement for extended family, visiting guests or multi-generational living.

At the heart of the home, the expansive family and dining domain provides an impressive setting for everyday living and entertaining. The beautifully appointed kitchen is complemented by a walk-in pantry and butler's pantry, while a separate second kitchen offers valuable additional cooking space. An adjoining sunroom further extends the living environment, creating another inviting space for relaxed family enjoyment.

A dedicated theatre provides the perfect setting for movie nights, while upstairs, a spacious retreat gives the family yet another private living zone.

The upper level continues the home's emphasis on privacy and indulgence. The oversized master suite is a luxurious retreat in its own right, featuring a substantial walk-in dressing room, beautifully appointed ensuite and private balcony. Three further bedrooms each enjoy their own walk-in robe and private ensuite —a rare and impressive inclusion that provides exceptional comfort and independence for every member of the household.

The bathrooms continue the home's sophisticated design language with feature tiling, frameless glass showers, elegant cabinetry and brass-toned fittings, while the extensive use of herringbone timber flooring, decorative wall detailing and carefully selected finishes reinforces the sense of quality throughout.

Completing this outstanding residence are a full-size laundry with walk-in linen, powder room, excellent storage, security cameras and a generous double garage with internal access —creating a home that is as practical as it is impressive.

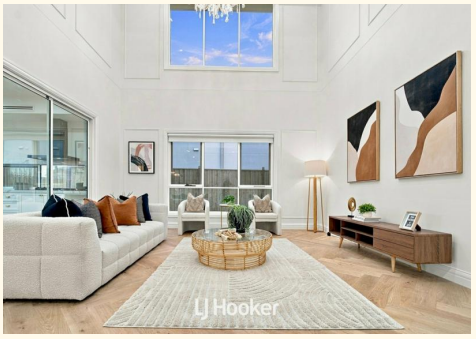
Key Features：

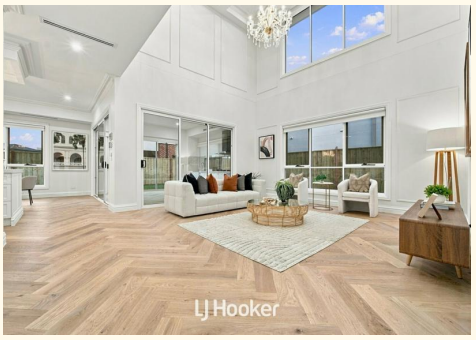
- Grand double entry doors creating an impressive arrival
- Five generous bedrooms, each with its own private ensuite and walk-in robe
- Ground-floor guest suite ideal for extended family or visitors
- Oversized master retreat with large walk-in dressing room, luxury ensuite and private balcony
- Multiple living zones including formal living, family, theatre and upstairs retreat
- Elegant formal living room with fireplace
- Expansive family and dining domain
- Beautifully appointed kitchen with walk-in pantry and butler's pantry
- Separate second kitchen
- Additional sunroom adjoining the main living area
- Striking curved staircase and dramatic double-height void
- Herringbone timber flooring
- Elegant wall panelling and statement lighting
- Beautifully finished bathrooms with feature tiling and frameless showers
- Security camera system
- Full-size laundry with walk-in linen
- Excellent storage throughout
- Double garage with internal and rear access
- Prime location

Perfectly positioned in a sought-after Clyde North setting, the home offers convenient access to quality schools, shopping, parklands and

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everyday amenities, with major road connections providing easy access throughout Melbourne's south-east.
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

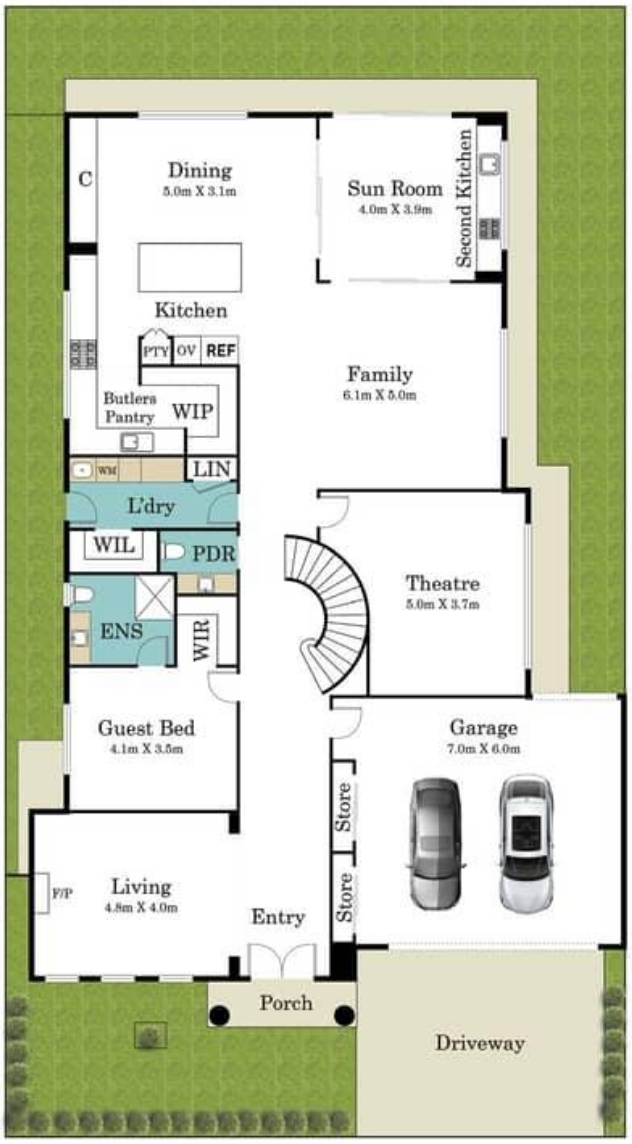
Property ID	ABHHWR
Property Type	House
Land Area	512 m2

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Ground Floor



First Floor



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* Dimensions are approximate and for illustrative purposes only

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