







45 Guisard Way, Clyde North

Modern Living in the Heart of St Germain

Perfectly positioned in the highly sought-after St Germain Estate, this beautifully presented 12-month-young home offers modern comfort, low-maintenance living and exceptional convenience, with everyday essentials
just a short walk away.

Set on approximately 225m² of land, this stylish residence features 4 bedrooms, 2 bathrooms and a double garage, making it an ideal choice for families, first-home buyers and investors.

Property Highlights
- 4 spacious bedrooms
- Master bedroom with ensuite
- 2 modern bathrooms
" Double remote-control garage
" Approximately 225m² land
- Only 12 months young
- Central heating throughout
- 5 split-system air conditioners throughout the home
- Modern kitchen and open-plan living and dining
- Low-maintenance backyard

4 2 2

FOR SALE
$645,000 -$685,000

VIEW
By Appointment

AGENTS
Kay Bains
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AGENCY
LJ Hooker Dandenong City | Berwick
(03) 9877 9750

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.

- Contemporary finishes and excellent natural light
- Easy access to major roads and the freeway network

Everything at Your Doorstep

Enjoy exceptional convenience with Coles, Anytime Fitness, fruit markets, grocery stores, cafés, medical centres, restaurants, bakeries and Priceline all within easy walking distance.

The location is set to become even more convenient with future Aldi and Kmart planned nearby. Families will also appreciate the proximity to quality schools, while commuters will benefit from easy access to the freeway
and surrounding road network.

A Smart Move in a Connected Location

Whether you're looking for your first home, a modern family residence or an investment opportunity, 45 Guisard Way offers the lifestyle, convenience and modern features you've been searching for.

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.

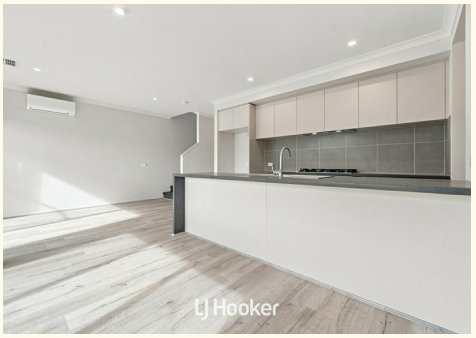
As the property may be subject to private inspections, the sale status could change prior to scheduled Open Homes. Prospective buyers are advised to verify the current availability of the property before attending any inspection

MORE DETAILS

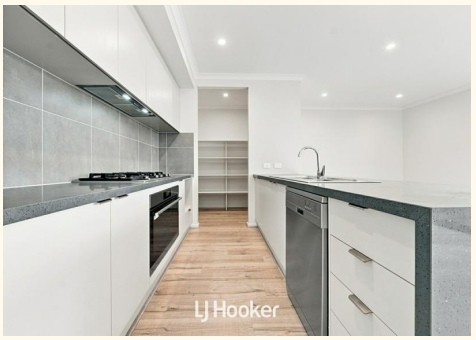
Property ID	AAVHWR
Property Type	Townhouse
Land Area	225 m2

Kay Bains 0448 504 661
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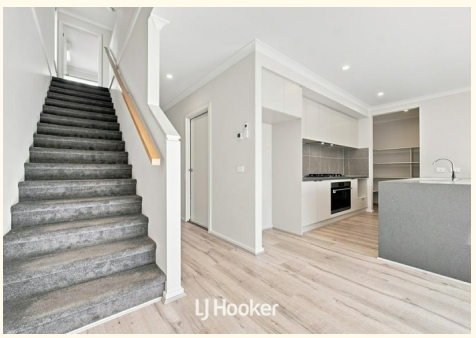
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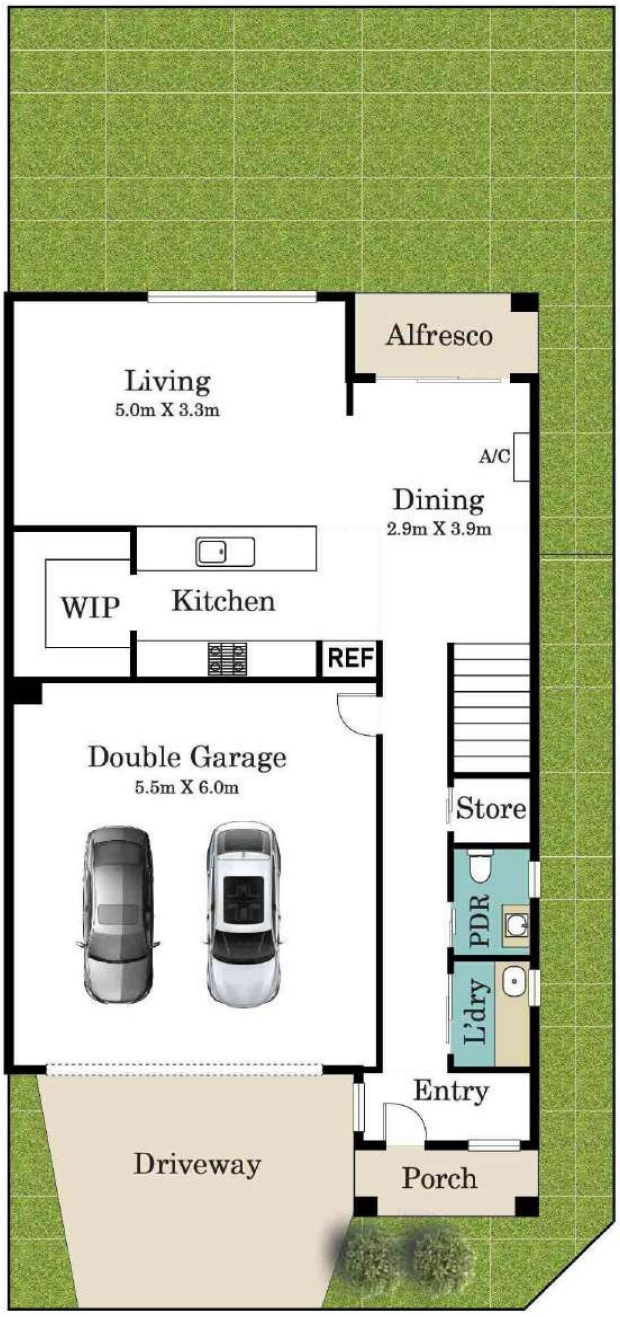




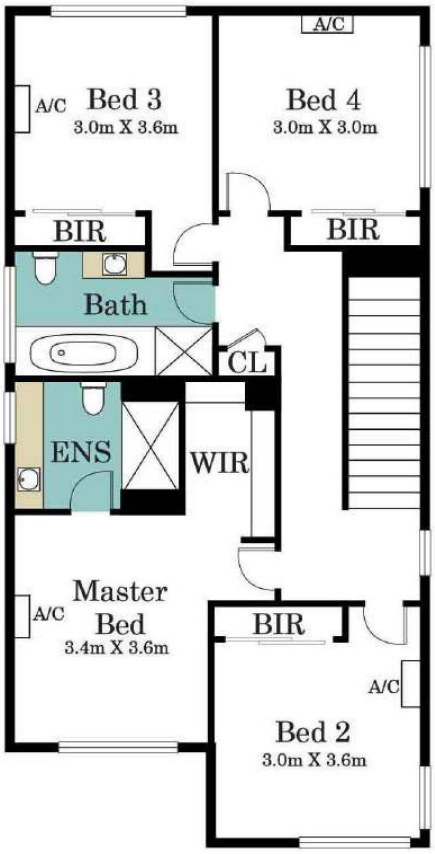


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Ground Floor



First Floor





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