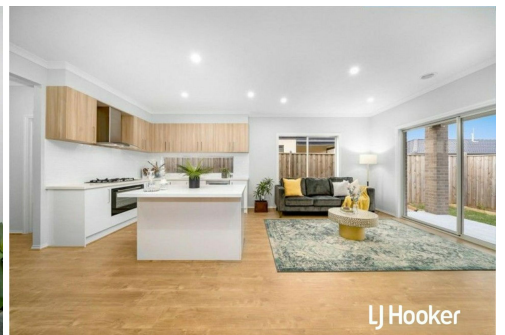
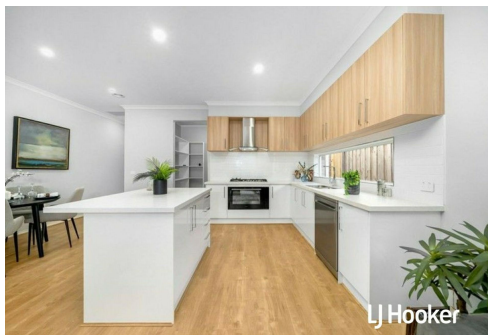
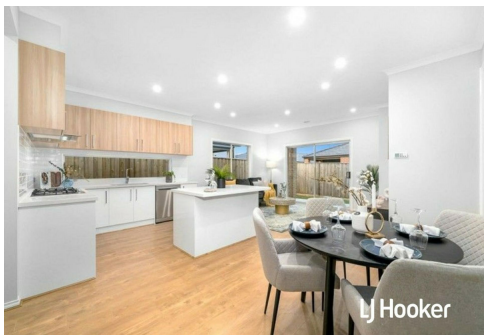


**SOLD**



## Clyde, 11 Darwinia Avenue

LUXURY AND COMFORT - YOUR NEXT FAMILY HOME AWAITS! \$10k FHOG APPLICABLE

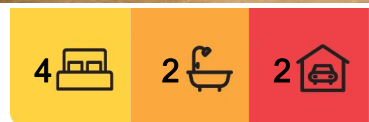
Nestled in the highly sought-after ELISTON Estate, this new near residence offers an excellent opportunity for first-time buyers to experience a seamless blend of functionality, style and everyday convenience. Designed with families in mind, this impeccably crafted home offers seamless access to local schools, shopping precincts, scenic parks, and essential amenities—creating the ultimate lifestyle haven in one of Clyde's most vibrant and connected communities.

From the moment you enter, you're welcomed by a sense of spacious sophistication. The master suite sets the tone for comfort and style, boasting a private ensuite with dual vanities and a generous walk-in robe. Each of the additional bedrooms includes built-in robes and is thoughtfully positioned to ensure peace and privacy for the whole family.

At the heart of the home lies a striking open-plan kitchen, designed to delight the modern



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**For Sale**  
\$675,000 - \$725,000

**View**  
[ljhooker.com.au/1XD2FBS](http://ljhooker.com.au/1XD2FBS)

**Contact**  
**Rajesh Rednam**  
0420 222 141  
[rajesh.rednam@ljhcasey.com.au](mailto:rajesh.rednam@ljhcasey.com.au)

**John Deo**  
0411 873 123  
[john.deo@ljhcasey.com.au](mailto:john.deo@ljhcasey.com.au)

**LJ Hooker Cranbourne**  
**(03) 5996 4777**

chef. With 40mm stone benchtops, premium appliances, a walk-in pantry, and stylish feature lighting, this kitchen flows effortlessly into the family and dining area-perfect for both relaxed daily living and larger gatherings. A separate formal lounge provides a quiet retreat for entertaining or unwinding.

The home is further enhanced by a beautifully appointed main bathroom with separate bath and shower, a spacious laundry, and high ceilings (2.7m) that amplify light and space throughout. Step outside to a covered alfresco area-ideal for summer barbecues or quiet evenings-surrounded by low-maintenance gardens for easy outdoor living.

With high-quality finishes, stylish interiors, and thoughtful extras throughout, this move-in-ready residence offers a complete lifestyle package for growing families and discerning buyers alike.

#### Property Features:

- Land Size: 313sqm (approx.)
- 4 Bedrooms including Master with Ensuite & WIR
- His & Her Vanities in Ensuite
- Built-In Robes to All Bedrooms
- Open-Plan Kitchen with Walk-In Pantry
- 40mm Stone Benchtops in Kitchen & Throughout
- 2.7m High Ceilings
- Formal Lounge | Family & Dining Areas
- Feature Lighting & Downlights
- Well-Appointed Main Bathroom
- Spacious Laundry
- Covered Alfresco
- Low Maintenance Gardens
- Double Remote-Control Garage with Internal Access
- Heating & Cooling

This area is zoned for multiple educational institutions including Ramleigh Primary, Clyde Primary, Cranbourne East Primary and Secondary schools such as Clyde Secondary, St.Peters College, Casey Grammar and Cranbourne East Secondary. You're also only minutes to Shopping on Clyde and Selandra Rise Shopping Centre.

Seamless commuting is guaranteed with easy access to major arterial roads, making your daily travels a breeze.

This home offers a unique opportunity to embrace a relaxed lifestyle without compromising on modern conveniences. Make your move now and seize this fabulous find - a family home that fulfills every desire and dream.

Call Rajesh Rednam now on 0420 222 141 to schedule your inspection.

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## More About this Property

<b>Property ID</b>	1XD2FBS
<b>Property Type</b>	House
<b>House Size</b>	139 m2
<b>Land Area</b>	313 m2
<b>Including</b>	Ensuite Air Conditioning Ducted Heating Dishwasher Built-in-Robes Alfresco Close to Schools Close to Shops Close to Transport

**Rajesh Rednam 0420 222 141**

Sales Agent | rajesh.rednam@ljhcasey.com.au

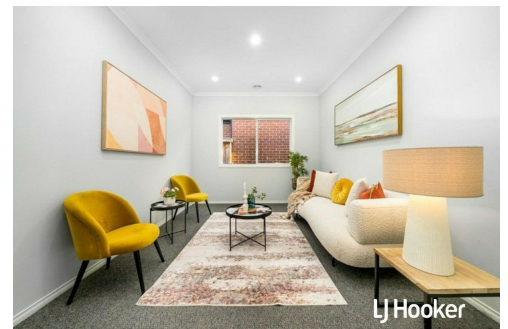
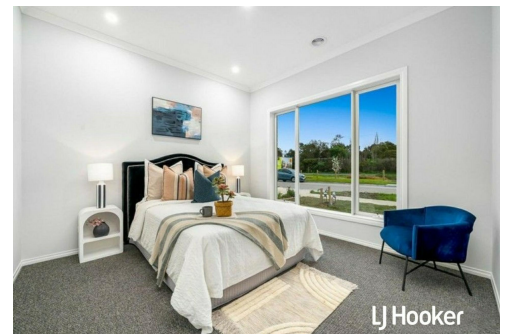
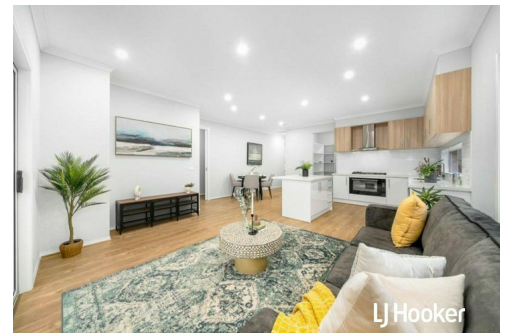
**John Deo 0411 873 123**

Director | john.deo@ljhcasey.com.au

**LJ Hooker Cranbourne (03) 5996 4777**

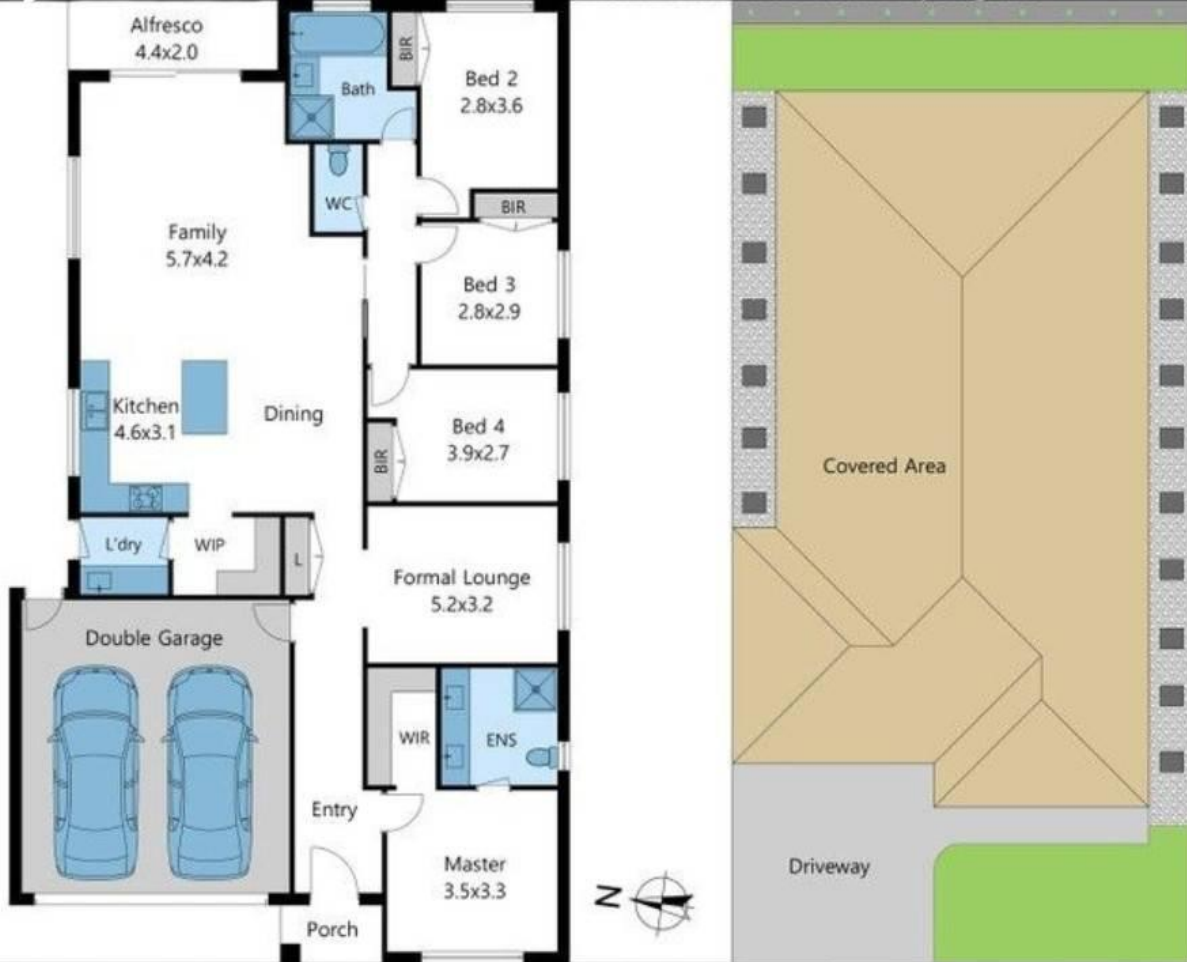
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Every care has been taken to verify the accuracy of the details in this brochure, however we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary to satisfy themselves of any pertinent matters.