



Clyde, 22 Verbena Boulevard

Surely Impress Anyone!! 2 Living Areas

Eligible 1st Home Buyers Receive 10K FHBG!!

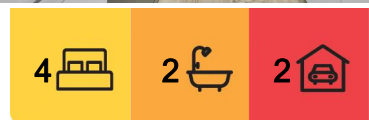
Located in a sought-after One bells Estate sitting amongst an outstanding collaboration of homes, this home is well worth an inspection. Beautifully designed and carefully crafted home is the perfect option for your first home or investment.

With its modern features, quality fixtures and fittings this home offers exceptional design and family functionality, this home offers everything you could ever want boasting:

- Four bedrooms
- Luxury master bedroom with walk-in robe & ensuite
- Two living areas plus dining area
- Stunning kitchen boasting a generous benchtop, stainless steel appliances and a walk-in pantry



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.



For Sale
\$695,000 - \$745,000

View
ljhooker.com.au/47W4AFHE

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LJ Hooker Hampton Park
(03) 9702 8388

- Remote controlled double garage with internal access
- Alfresco outdoor area for entertaining friends & family

Other Features:

- 2590mm Ceiling Height
- Ducted Heating
- 20mm Stone Bench to Kitchen, Bath & ENS
- Tiled Splash-Back to Kitchen
- Timber Flooring to Kitchen/Family
- 900mm Kitchen Gas Cooktop, Oven & Range-Hood
- Stainless Steel Dishwasher and Microwave
- LED Downlights Throughout
- Designer Niches to All Shower
- Broom Cabinetry to Laundry
- Window Locks & Flyscreens to all Openable Windows
- Blackout Blinds Throughout
- Feature Lights to Porch
- Timber-Look Garage Door With Remotes
- Coloured Through Concrete Driveway
- Alfresco For Entertainers
- Front & Rear Landscaping Including Letterbox & Cloth-Line
- Side and Rear Fence & So Much More....

Situated in the brand new One Bell Estate in Clyde, this property has been developed with convenience in mind, with only a short commute to established community amenities as well as development of future amenities like the Clyde Train Station.

This property is only a short distance to:

- Shopping on Clyde (Coles, Health & Beauty Services, Bank, Chemist, Restaurants and more)
- Selandra Rise Shopping Centre (Woolworths, Jets Gym, Restaurants, Medical Centre and more)
- Clyde Secondary College
- Bus Route 897 Lynbrook station to Tuckers Rd/ Patterson Rd
- Variety Livvi's Place Edgebrook Playground
- Access to the future Clyde Train Station
- Clyde Skatepark (Ashtead Street)
- Bella Vista Gardens
- Clyde Creek Primary School
- Clyde Secondary College
- Clyde Recreation Reserve
- Eliston District Park Playground

Please contact Najeeb Olomi on 0425 761 116 or Red Rednam on 0420 222 141 before it's too late !!

Disclaimers:

Every precaution has been taken to establish the accuracy of the above information; however, it does not constitute any representation by the vendor, agent or the agency.



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More About this Property

Property ID	47W4AFHE
Property Type	House
Including	Ensuite Ducted Heating Dishwasher Close to Schools Close to Shops Close to Transport

Najeeb Olomi 0425 761 116

Sales Agent | najeeb.olomi@ljhcasey.com.au

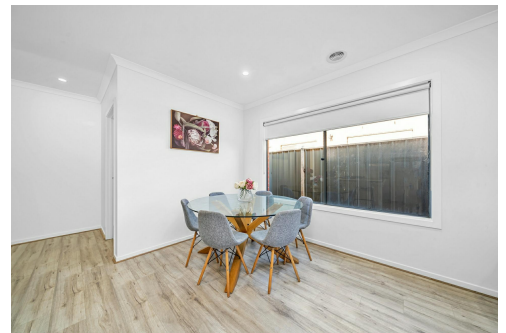
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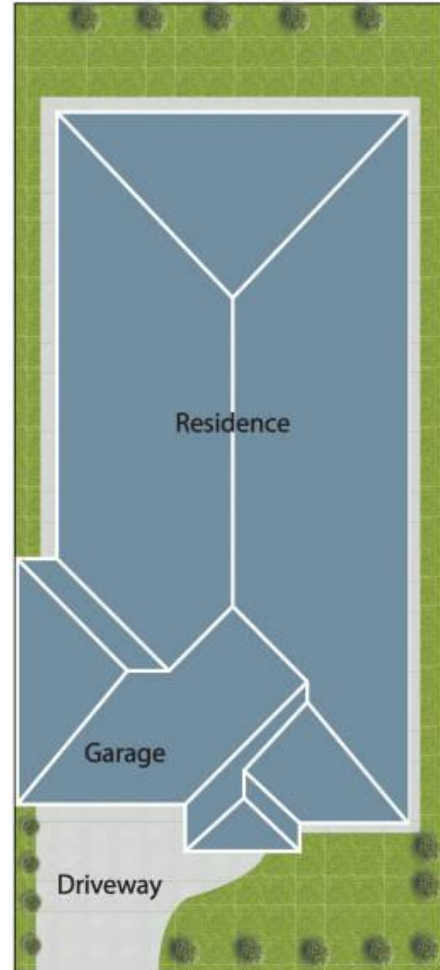
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Floor Plan



Site Plan



22 Verbena Boulevard, Clyde, Vic 3978

* Dimensions are approximate and for illustrative purposes only