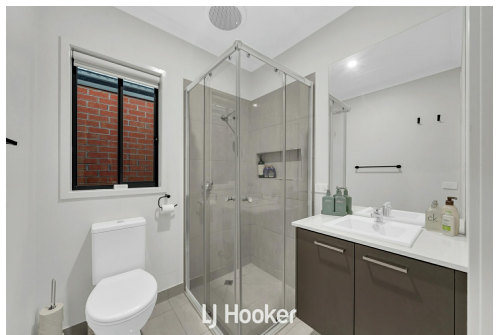
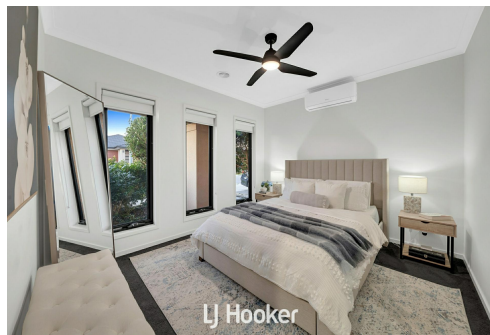




Clyde, 34 Garrard Crescent

LUXURY AND COMFORT - YOUR NEXT FAMILY HOME AWAITS !

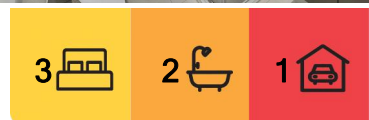
Discover the perfect blend of comfort and convenience of this beautiful Metricon Home which offers an excellent opportunity for first-time buyers to experience a seamless blend of functionality and style.

This charming home with three bedrooms and two bathrooms showcases a modern kitchen equipped with 900mm gas cooktop, making meal preparation a delight. The LED lighting throughout the home enhances its contemporary ambience, providing a bright and welcoming atmosphere. The open-plan layout seamlessly integrates the dining area and living space, creating a spacious and inviting environment ideal for both family and entertaining guests.

The master suite with split air-conditioning features WIR and a modern ensuite, offering a private sanctuary for relaxation. The additional bathroom is equally stylish and functional,



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
\$595,000 to \$645,000

View
ljhooker.com.au/1X9VFBS

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0420 222 141
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John Deo
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LJ Hooker Cranbourne
(03) 5996 4777

ensuring convenience for family and guests. A full-size laundry adds to the home's practicality, making daily chores a breeze and providing ample storage space.

Step outside to discover a beautiful outdoor entertaining area, perfect for hosting friends and family or simply enjoying the peaceful surroundings. This expansive space is ideal for barbecues, outdoor dining, or just relaxing in the fresh air.

Enveloped by a family-friendly neighborhood, you'll be surrounded by an array of parks and playgrounds, creating endless opportunities for fun and adventure. Children will love the extensive playground options at Maple Park Playground and Eliston District Park playground which is a 5-minute walk from the house.

Main Features:

- Master bedroom with reverse cycle air-conditioning features a walk-in robe and a private ensuite
- Additional two bedrooms with built-in robes sharing a central bathroom
- Ducted heating throughout the house
- Floorboards throughout the living area and carpeted bedrooms
- Open plan modern kitchen equipped with gas cooktop, storage and dishwasher
- Spacious living featuring split air-conditioning
- 5.18kw system solar panels
- Outdoor deck area for BBQ and entertainment
- Low maintenance backyard with synthetic grass
- Single car garage with internal access

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.

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy, we do not accept any responsibility for its accuracy and do no more than pass it on. Any interested persons should rely on their own enquiries.



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More About this Property

Property ID	1X9VFBS
Property Type	House
House Size	103 m ²
Land Area	231 m ²
Including	Ensuite Ducted Heating Dishwasher Built-in-Robes Solar Panels Solar Hot Water Carpeted Close to Schools Close to Shops Close to Transport Split system

Rajesh Rednam 0420 222 141

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

John Deo 0411 873 123

Director | john.deo@ljhcasey.com.au

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119 High Street, CRANBOURNE VIC 3977

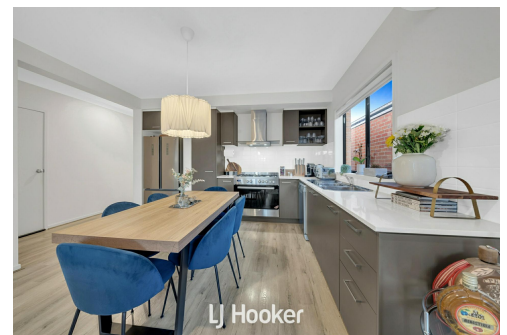
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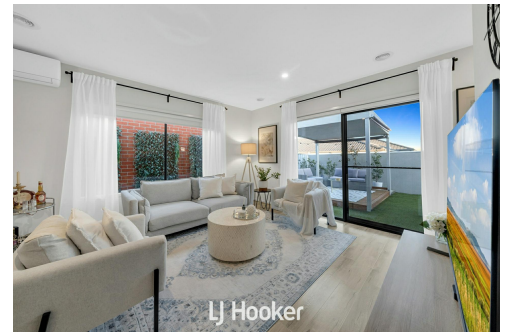
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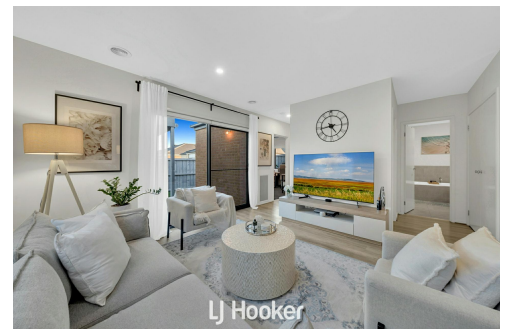
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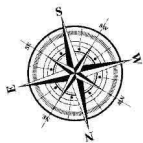
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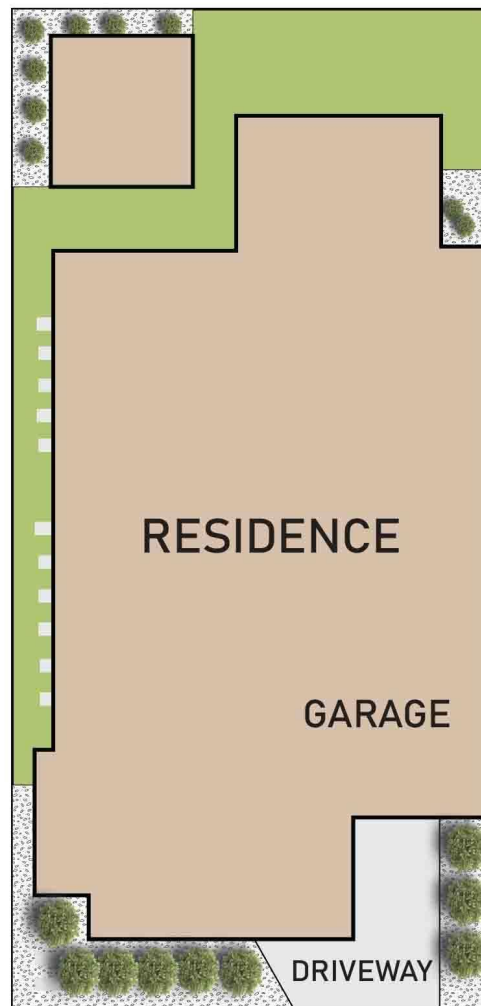
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FLOOR PLAN



SITE PLAN



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THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY AND WHILE EVERY EFFORT HAS BEEN MADE TO MAINTAIN ACCURACY, PROSPECTIVE PURCHASERS SHOULD CHECK ALL INFORMATION