



39 Viola Circuit, Clyde

4 2 2

FOR SALE

\$770,000 to \$830,000

VIEW

By Appointment

AGENTS

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AGENCY

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**SPACIOUS FAMILY HOME WITH
MULTIPLE LIVING ZONES &
MODERN COMFORTS!**

This well-designed family residence offers generous proportions, versatile living spaces, and a practical layout ideal for growing families or those seeking room to spread out. Set on a spacious allotment, the home combines comfort, functionality, and contemporary style in a highly sought-after Clyde location.

Upon entry, the master bedroom is privately positioned at the front of the home and is complemented by a walk-in robe and full ensuite, creating a peaceful retreat for parents. Multiple living zones flow throughout the home, including a dedicated living/theatre room which can be used as an additional bedroom if required, along with a central meals area and a light-filled family zone at the rear, providing excellent flexibility for everyday living and entertaining.

At the heart of the home, the modern kitchen is equipped with a large island bench, quality appliances, and a well-appointed butler's pantry, seamlessly connecting to the meals and family areas. An additional office or study offers the perfect space for working from home or studying.

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.

 **LJ Hooker**

Three further bedrooms are well-sized and serviced by a central bathroom with a separate toilet, while a spacious laundry and ample storage complete the interior. A double garage with internal access enhances convenience, while the home's layout ensures comfort and practicality throughout.

Key Features:

- Four generously sized bedrooms including master with walk-in robe and ensuite
- Multiple living zones including living/theatre, family and meals areas
- Dedicated office/study
- Contemporary kitchen with island bench and butler's pantry
- Central family bathroom with separate toilet
- Ducted heating and evaporative cooling providing year-round comfort
- Well-designed floor plan ideal for family living
- Low-maintenance outdoor areas
- Double garage with internal and external access

Positioned in a popular and family-friendly pocket of Clyde, this home is conveniently located close to local schools including Clyde Primary School, Clyde Secondary College and nearby private options such as St Peter's College Clyde North, along with parklands, shopping centres and public transport options, with easy access to major road links connecting to surrounding suburbs and amenities.

For more information or to arrange an inspection, please contact us today.

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	9N2HWR
Property Type	House
Land Area	412 m ²

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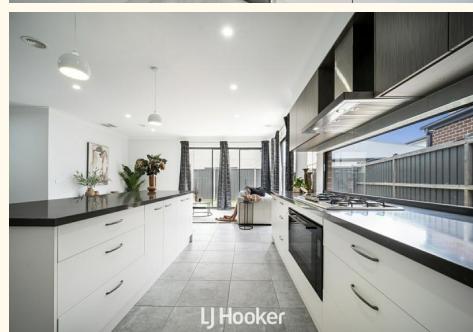
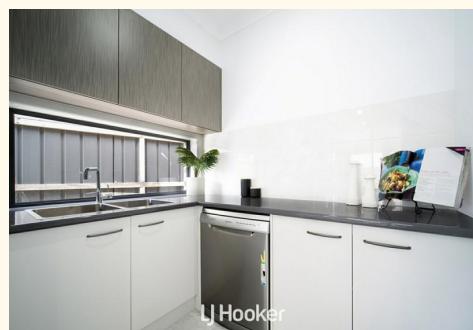
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Floor Plan



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39 Viola Circuit, Clyde

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