







A Rare Find – Your Own Private Garden Sanctuary awaits.

An exceptional opportunity to secure a truly distinctive residence, where the owners have poured their heart and soul into creating a private sanctuary of remarkable beauty. Positioned on an approximately 310m^2 corner allotment, this captivating property offers an enchanting blend of modern comfort, natural surroundings and a lifestyle rarely found.

Meticulously designed and nurtured over the years, the outdoor spaces showcase an exquisite selection of plants, flourishing fruit trees and vibrant seasonal colour, each thoughtfully chosen to create a beautiful sense of tranquillity. From the moment you arrive, bluestone paving complements the landscaped front entrance, where a secluded nook offers the perfect setting for a quiet morning coffee. Continuing along the side of the home, the paving leads through the side gate to reveal a magical retreat filled with character and charm.

3 2 2 310m2

Price	$600,000 - $660,000
Property Type	Residential
Property ID	755
Land Area	310 m2
Floor Area	146 m2

Inspection Times

Sat 21 Nov, 10:00 AM - 10:30 AM

Mon 23 Nov, 5:00 PM - 5:30 PM

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Harcourts

Stepping inside, a welcoming entry leads through to the spacious open-plan kitchen, dining, and family area, where natural light and laminate flooring create a warm and inviting atmosphere. Picturesque outlooks can be appreciated from every window, providing a constant connection to the outdoors. Glass sliding doors open onto the covered entertaining area, seamlessly extending the living space into the beautiful surrounds.

The well-appointed kitchen features 20mm stone benchtops, a 900mm stainless steel oven and gas cooktop, dishwasher, breakfast bar, tiled splash back, provision for a double-door fridge, designated microwave cavity, and ample cabinetry.

Accommodation comprises three bedrooms, including a privately positioned main bedroom complete with a walk-in robe, ensuite, ceiling fan and split-system heating and cooling. The remaining two bedrooms feature built-in robes and ceiling fans, serviced by a central family bathroom featuring a bathtub, shower, vanity and skylight, allowing natural light to fill the space, along with a separate toilet.

Additional comforts include ducted heating throughout, split-system heating and cooling in the main living area and master bedroom, LED lighting, NBN connectivity and a continuous flow gas hot water system. Security features include a Crimsafe front security door, an additional security screen door to the living area and flyscreens to all windows.

A functional laundry provides convenient access to the outdoors, while the double remote garage offers secure parking with internal access.

Outside, the covered pergola provides an inviting setting for entertaining family and friends or simply unwinding amongst the peaceful surroundings. A magnificent established gum tree adds character and natural beauty, complemented by an impressive collection of fruit trees including plum, apricot, apple, pear, banana, and passionfruit. Thoughtfully landscaped for easy maintenance, the outdoor spaces offer a wonderful balance of natural beauty and practicality, complete with winding pathways and a clothesline.

Perfectly positioned for everyday convenience, the home is within

walking distance of Ramlegh Springs and Orana, with local shopping, schools, childcare facilities, parklands, playgrounds and walking trails all close by. This desirable location offers a wonderful balance of convenience, community and relaxed family living.

Offering an exceptional balance of privacy, character and modern convenience, this remarkable property presents a rare opportunity to enjoy a lifestyle immersed in nature, right in the heart of Clyde.

For further information or to arrange a private inspection, please do not hesitate to contact Team Fellows.

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