

**11 Sincere Way, Clyde, Vic 3978**

**AREA SPECIALIST**  
Rapid

**House For Sale**

Saturday, 11 January 2025

11 Sincere Way, Clyde, Vic 3978

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 308 m2**

**Type: House**



Khaled Arabzadeh



Yasin Arabzadeh

**\$595,000 - \$654,500**

Clyde: A beautifully designed family haven nestled in the heart of Clyde. This stunning property harmonizes comfort, style, and practicality, making it the perfect sanctuary for families and professionals alike! The heart of the home is an open-plan living and dining area that seamlessly flows into the well-appointed kitchen. Featuring sleek cabinetry, modern appliances, and an expansive breakfast bar, this space is perfect for family gatherings or entertaining friends. This delightful home features three generously sized bedrooms, each designed with comfort and relaxation in mind. The master suite boasts an ensuite bathroom and a walk-in robe, ensuring a private retreat for parents, while the additional two bedrooms offer built-in wardrobes and ample natural light, making them perfect for children, guests, or a home office. Enjoy the convenience of a stylish main bathroom equipped with a bathtub and shower combination. The ensuite bathroom connected to the master bedroom features contemporary fixtures and finishes, providing a luxurious experience. Step outside to discover a low-maintenance, fully-fenced backyard that's perfect for kids to play or for hosting barbecues on sunny afternoons. A patio area provides an ideal spot for outdoor dining and relaxation, making this the perfect space for enjoying the warm summer evenings. The single car garage offers secure parking for your vehicle, along with additional storage options. Conveniently located within a family-friendly neighborhood, close to local parks, schools, and essential amenities. Enjoy the tranquility of suburban living while being just a short drive away from Clyde's vibrant town center, offering shopping, dining, and recreational activities! This thoughtful combination of features ensures that 11 Sincere Way offers both comfort and convenience for a modern lifestyle.

**Main Features of the Property:**

- Three Spacious Bedrooms
- Master with Full Ensuite
- Modern Bathroom
- Hybrid waterproof floorboard
- Generous Living Space
- Downlights
- Single Car Garage
- Great Outdoor Living

Heating: Central Heating/ Split System  
Cooling: Split System  
Situating within walking distance to local shops, leading schools, and public transport. The property is conveniently positioned between:

- Shopping on Clyde
- Selandra Rise
- Clyde Creek Primary School
- Clyde Secondary College
- Ramleigh Reserve
- Marcela Walk Reserve
- Cranbourne Train Station
- Merinda Park Train Station

**Chattels:** All fittings and fixtures as inspected  
**Deposit terms:** 10% of the purchase price  
**Preferred Settlement:** 30/45/60/90/ days  
Don't miss this opportunity to secure a fantastic home in a sought-after neighbourhood. Whether you're starting out or adding to your portfolio, this property is ready to impress! Contact us today to arrange your inspection and make 11 Sincere Way your new address! For more Real Estate in Clyde contact your Area Specialist Khaled Arabzadeh 0416 481327. PHOTO ID REQUIRED AT OPEN HOMES

**Due diligence checklist:**  
<http://www.consumer.vic.gov.au/duediligencechecklist>.  
**Disclaimer:** All stated dimensions in the content and photos are approximate only.  
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