



37A Clydesdale St, Como



## UNDER OFFER !

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Home Open Cancelled !

Outstanding World Class Viewing !

A Must See !

Now Reduced to Sell !

Absolutely amazing as newly presented, executive two storey high end 3 bedroom 2 bathroom home in one of Como's most desirable locations opposite Mcdougall Park.

The park views and walking here is just so enjoyable.

Soon as you walk into this gorgeous property you get a feeling of opulence, class and just a lovely casual feeling. This home is built by quality 'Ross Griffin Homes' in 2011, so you wont be dissappointed by the quality finishes.

The large kitchen will impress any good cook with a spacious endless stone bench, featuring an awesome splashback, european appliances (dishwasher), lots of cupboards/drawers etc. Open plan living from the kitchen onto the dining & family room living, so all open plan which flows

3 2 2 531 m2

<b>Price</b>	SOLD for \$1,275,000
<b>Property Type</b>	Residential
<b>Property ID</b>	735
<b>Land Area</b>	531 m2
<b>Floor Area</b>	335 m2

## Agent Details

Jaimee Lee - 0422 854 722

## Office Details

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through to the superb manicured Alfresco Area to the back.

I must say, the 2 bedrooms that are downstairs are of a generous proportion with built in robes and the master upstairs is massive with a high quality ensuite (separate toilet) and parents retreat. The main bedroom also has its own super sized balcony with spectacular views of the park and city glimpses.( never be built out here!)

The downstairs theatre room with a box ceiling could be used as a 4 th Bedroom if needed, because there are 3 living areas including the theatre room. As far as the Laundry goes! I have never seen so much space !

#### SOME FEATURES:

The home has a really nice flow and is light and bright with neutral decor with modern tones and blends, with easy care gardens, quality fixtures and fittings throughout, stunning curtains, blinds and porcelain flooring,

high ceilings, ducted reverse cycle air conditioning (zoned ), spa bath room, cedar lining to balcony ceiling, large Pivot front door, extra large double remote garaging, gas instant HWS, alarm system, manicured garden's with auto reticulation, storage under the stairs (could be a wine cellar) Plus more !

Land size is 531 sqm

Floor Area is 335 sqm

#### OVERALL

This Resort Like Property will suite the most fussiest of buyers, who want the Best Lifestyle, Location ! Privacy, Entertaining and just a Delight to come home too ! Representing Brilliant Value ! and well below replacement without the stress of building.

Relaxed living is a promise !

Be the envy of family & friends here!

Never to be built out of and so close to the city, universities and every conceivable amenity!

Impressive Viewing !

Location ! Location ! Location !

' Easy Carefree Living Opposite Gorgeous Parklands '

For Further Information Please Contact MARK THORN ON 0412912557 or by email on m-thorn@hotmail.com

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