

Display for Sale



Scarborough Grand 40

\$1,240,000 - \$1,320,000



Smiths Lane Estate

15 Grazing Way, Clyde North, 3978

Lot Size: 448m²

This stunning property offers both impeccable interior design and the ultimate living features. As you step inside, you'll be greeted by a dedicated study and exquisite formal lounge with gas fireplace and feature staircase. Venturing further into the space you'll pass the generous theatre room, before reaching the light-filled open plan living area with seamless dual access to the outdoor alfresco. The spacious kitchen is a culinary enthusiast's dream, featuring an expansive island bench, large walk-in pantry, Caesarstone benchtops, matt black fixtures and a beautiful window splashback. Upstairs, you'll find the fourth living area, a built-in kids' study zone, 3 secondary bedrooms with walk-in 'robes, spacious family bathroom and an exceptional master suite with huge shower, dual basin vanity, grand dressing room and front balcony. Indulge in the comfort of extra heavy-duty carpet with premium underlay, providing a soft underfoot experience, complemented by warm, engineered timber flooring to the main living area and entry. Quality finishes abound, like luxury window furnishings, wallpaper, built-in joinery, pendant lights, downlights, zoned alarm system and TVs to the living, theatre, activity and master suite. Step outside into the landscaped gardens, featuring timed irrigation to garden beds, exposed aggregate driveway and paths and decked alfresco with ceiling fan and an outdoor gas fireplace, perfect for entertaining or enjoying the outdoors. Don't miss the opportunity to make this exceptional home your own.

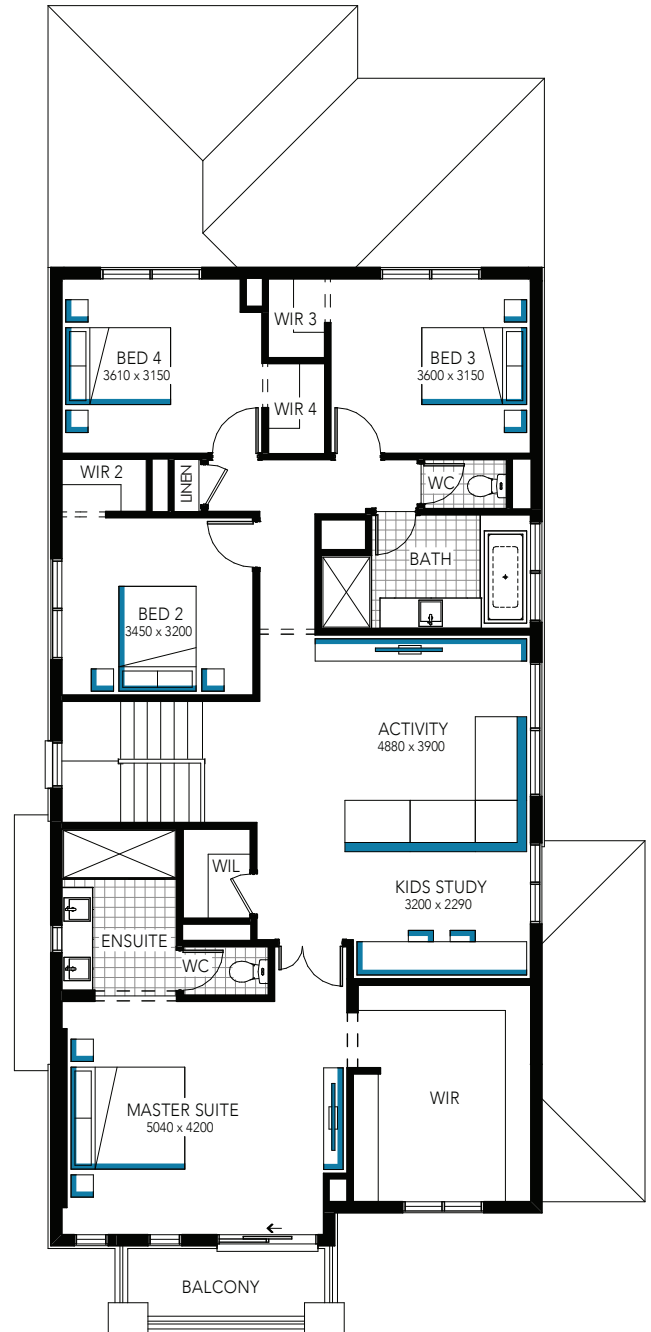
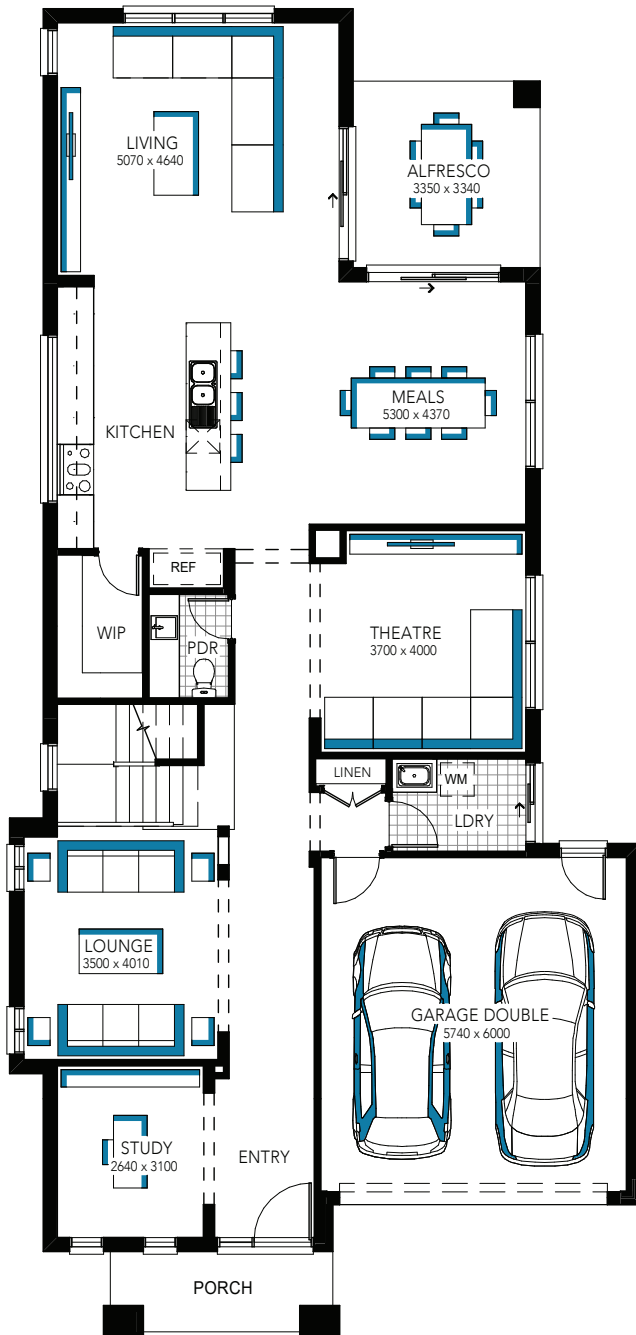
Ready to move in August 2024



**For more information
contact Zac on 0468 910 611**

T-RANGE
TRUE LIVING

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Why buy a display home in Smiths Lane Estate?

SMITHS LANE

Smiths Lane is coming to life around its community, the way it should be. Schools, parks, playgrounds and cafés are welcoming its first residents to a place built with and for the people who make it special. Life is waiting on the lane. Take this opportunity to live in a quality Carlisle display home in this well-connected, pedestrian-friendly community.



Location & Transport

Smiths Lane is located in Clyde North, in the heart of Melbourne's fast-growing South-East. Here, all of life's essentials will never be far away. Access the Melbourne CBD and more via Princes Freeway and the future upgraded Thompsons Road. Nearby train stations Beaconsfield, Berwick and Merinda Park are 9, 10 and 11kms away respectively.



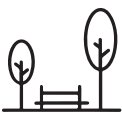
Education

Within walking distance, Clyde Grammar is open for prep to Year 3, with education through to Year 12 to be offered in the near future. A future childcare facility for Smiths Lane's youngest residents will be delivered this year, and there is a proposed government primary school on its way. The Smiths Lane Hub Community Space offers a range of workshops for all ages where residents can learn and connect with each other.



Shopping & Lifestyle

A modern town centre is planned for Smiths Lane with a supermarket, fresh produce, specialty stores and delicious dining options. The bustling heart of the community, this is where family, friends and neighbours will come together. There is also a proposed Village Green, expected to host pop-up events and impromptu social gatherings. For existing shopping options, Selandra Rise, The Avenue Village, Eden Rise and Cranbourne Park are all nearby.



Open Space

An abundance of parks and green reserves invite outdoor play and physical activity at Smiths Lane. Directly across from the Carlisle display homes you'll find O'Connor Avenue Park. This impressive space features waterplay facilities, picnic shelters, BBQ areas, a playground and half basketball court. There is a planned dog park too. In the surrounding suburbs, residents can enjoy the Royal Botanic Gardens in Cranbourne and many other local playgrounds, open spaces and walking tracks.



Sporting

No matter the season, the planned sports facilities at Smiths Lane will get you active by running, jumping, kicking or competing. Planned facilities include an 11.01 hectare precinct with a minimum 2 x cricket / football ovals (3 x soccer pitches overlaid), 8 x tennis courts and 1 x cricket/ soccer/ tennis pavilion, so you can stay fit and active. There will also be over 20 kilometres of walking trails and cycling tracks to enhance resident's well-being.



Sustainability

An eco-friendly focus means shady walkways, the use of recycled materials and the enhancement of local biodiversity. Contemporary design guidelines ensure high standard streetscapes. The Cardinia Creek is an important conservation asset for the community and will be managed over the long term to perform its primary role for biodiversity and conservation of important flora and fauna species.

Smiths Lane is designed as a well-connected, pedestrian friendly community with everyday convenience in walking distance of your home.



KEY

	TOWN CENTRE
	COMMUNITY FACILITY
	SCHOOLS
	SPORTS RESERVE
	LOCAL PARKS
	OPEN RESERVE
	WETLAND RESERVE
	BLOCKS
	CYCLING TRAILS
	CONNECTING ROADS
	POWERLINE