

# Display for Sale



**CARLISLE**



## Granville 29

Offers over **\$1,050,000**



### Smiths Lane Estate

2 Lensing Street, Clyde North, 3978

Lot Size: 512m<sup>2</sup>

Experience the perfect blend of comfort, style and functionality in this single storey home. Boasting 4 bedrooms, 2 stylish bathrooms, 3 living rooms and a 2-car garage, it's got everything the modern family needs.

The master suite is a delight, showcasing a spacious dual basin vanity and an oversized shower in the ensuite, and a generously sized walk-in 'robe. The kitchen is a culinary haven with its expansive island bench, walk-in pantry, Caesarstone benchtops, and textural tile splashback. Overlooking the meals and living areas and extending to the alfresco, this open-plan zone is perfect for creating cherished family moments and entertaining memories.

Premium elements include extra heavy-duty carpet with superior underlay for unparalleled comfort, exquisite porcelain tile flooring in key living spaces and the entry, and opulent window finishes throughout. Enjoy the added features of a zoned alarm system, downlights, pendant lights, and TVs in all three living areas. Outside, the landscaped gardens with timed irrigation, exposed aggregate driveway and paths ensure effortless maintenance of an impressive exterior. The paved alfresco area beckons you to unwind and relish outdoor living. This property encapsulates a lifestyle of both comfort and sophistication, providing everything necessary for modern living. Don't overlook this chance to make it your own.



**Ready to move in August 2024**

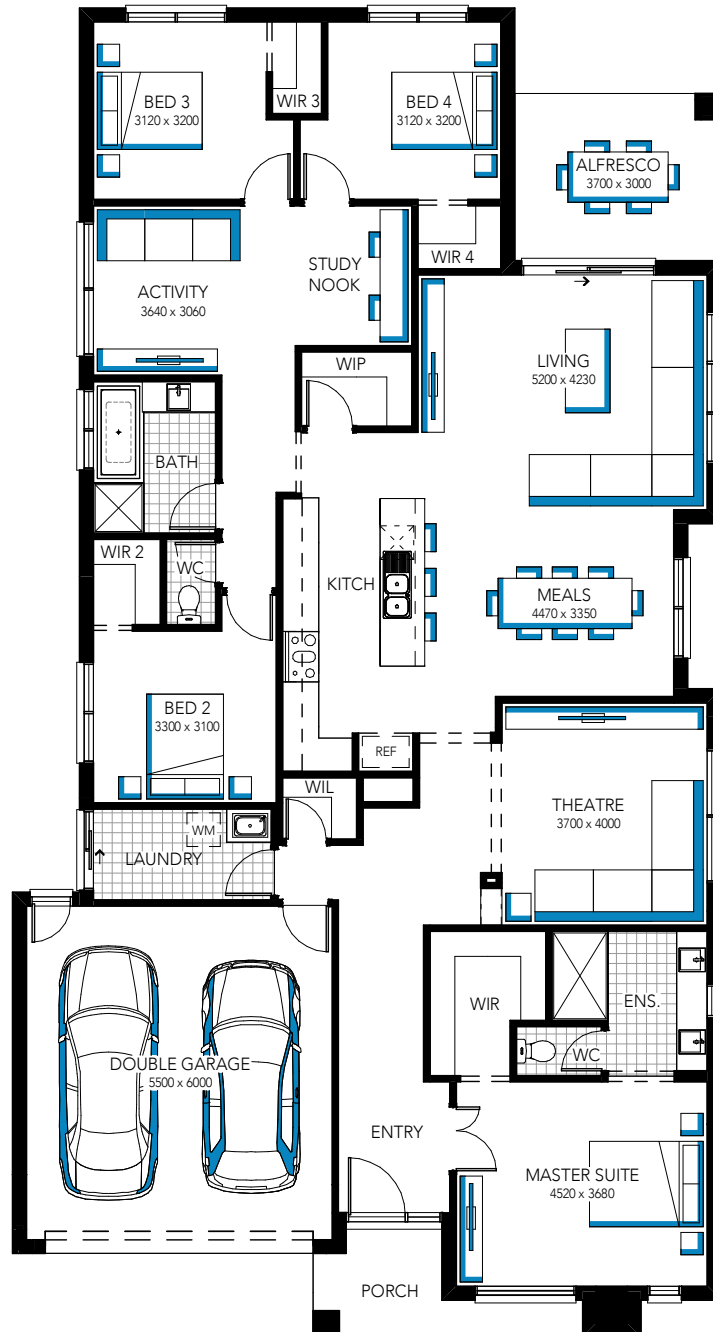
**For more information  
contact Zac on 0468 910 611**

**Inspire**  
CONTEMPORARY 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.



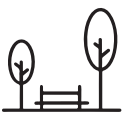
## Education

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

<span style="display:inline-block; width:15px; height:10px; background-color:orange; border:1px solid black;"></span>	TOWN CENTRE
<span style="display:inline-block; width:15px; height:10px; background-color:pink; border:1px solid black;"></span>	COMMUNITY FACILITY
<span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span>	SCHOOLS
<span style="display:inline-block; width:15px; height:10px; background-color:darkgreen; border:1px solid black;"></span>	SPORTS RESERVE
<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span>	LOCAL PARKS
<span style="display:inline-block; width:15px; height:10px; background-color:darkgreen; border:1px solid black;"></span>	OPEN RESERVE
<span style="display:inline-block; width:15px; height:10px; background-color:blue; border:1px solid black;"></span>	WETLAND RESERVE
<span style="display:inline-block; width:15px; height:10px; background-color:lightgrey; border:1px solid black;"></span>	BLOCKS
<span style="display:inline-block; width:15px; height:10px; border-top:1px dashed black;"></span>	CYCLING TRAILS
<span style="display:inline-block; width:15px; height:10px; border-top:1px solid black;"></span>	CONNECTING ROADS
<span style="display:inline-block; width:15px; height:10px; border-top:1px solid black;"></span>	POWERLINE