LJ Hooker Cranbourne
119 High Street,
CRANBOURNE VIC 3977

262 St Germain Boulevard Bvd, Clyde North, VIC 3978

$845,000 - $895,000

House 4 2















Premium Family Living Opposite Parkland in the Heart of St G

Perfectly positioned just footsteps from St Germain Boulevard Park and moments from St Germain Central Shopping Centre, this beautifully presented four bedroom home delivers the ideal combination of modern style, family functionality and energy-efficient living on a generous 468sqm allotment.

Open for Inspection

By Appointment.

Built by Simonds Homes just six years ago, this contemporary single-storey residence showcases a wide frontage and modern street appeal. A combination of rendered masonry, face brick and dark accent cladding creates a sophisticated facade, while large aluminium-framed windows maximise natural light. The integrated double garage exposed aggregate driveway and low-maintenance landscaping reinforce the home's family-focused design.

Designed with growing families in mind, the home offers a light-filled open-plan layout enhanced by high ceilings, quality finishes and spacious proportions throughout. From the moment you enter, the sense of space and natural light creates a welcoming atmosphere that immediately feels like home.

The kitchen is designed to bring family and entertaining together, featuring 20mm stone bench tops, a breakfast island, pendant lighting and a contemporary tiled splash-back. A 900mm freestanding oven with gas cooktop and gourmet rangehood caters to home cooks, while soft-close finger-pull cabinetry, a walk-in pantry and dishwasher provide excellent storage and functionality.

The timber-look laminate flooring, ceramic floor tiles, LED down lights, and plush carpet complement the contemporary interiors, while roller blinds and curtains throughout the living areas add privacy and warmth. Ducted heating, reverse cycle AC and ceiling fans ensure year-round comfort.

Outside, the spacious backyard provides ample room for kids, pets and entertaining. Rooftop solar panels, an external storage shed, side access gate and easy-care landscaping add appeal while a generous laundry with external access enhances practicality.

Located within the sought-after school catchments for Topirum Primary School, Wulerrp Secondary College and Hillcrest Secondary, it is close to shops and dining along Thompsons Road, with St Germain Central only minutes away. The St Germain Boulevard Park sits just steps from the front door, while the 881 bus along St Germain Boulevard and Catees Street provides convenient public transport. Easy access to the Princes Freeway enhances connectivity.

Why You'll Love It
Simonds built home on a generous 468sqm allotment

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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.