

# 16 MARQUESS CRESCENT CLYDE NORTH



## FOR LEASE

### FOR LEASE: CLYDE NORTH | 4 BED + 2 BATH + 2 LIVING+ 2 CAR | BRAND NEW HOME

Welcome to this brand-new 4-bedroom, 2-bathroom home, designed to offer modern family living with both style and comfort.

This home features two separate living areas, including an open-plan kitchen, living, and dining space—perfect for both relaxation and entertaining. The kitchen is a standout, with stone benchtops, a 5-burner gas cooktop, a dishwasher, a walk-in pantry, and ample storage—ideal for everyday cooking and hosting. Step outside to the alfresco area, which provides an additional space for outdoor entertaining.

The master bedroom serves as a private retreat, complete with a walk-in robe and ensuite, while three additional bedrooms with built-in robes share a common main bathroom, equipped with a shower, bath, and separate toilet. Enjoy year-round comfort with ducted heating and cooling, and the convenience of a separate laundry. The property also includes a double remote-control garage with internal access for added ease.

\* We encourage you to inspect our 3D Virtual tour, Video walkthrough and photos provided here and submit your rental application by clicking the Apply button. we can organize one private inspection for the finalized tenant before settlement occurs.

\* Inspections: By Appointments only. Please register your details with the agent before you attend the advertised inspection time slots. An inspection may be cancelled or rescheduled without prior notification. Alternatively, please call Nandana on 0452611234 to schedule your private inspection where possible.

\*The yards will be landscaped, and the appliances will be installed prior to your move-in.

This property is perfectly located, with a wide range of amenities just minutes away. Schools like Clyde Grammar are only an 8-minute walk, while Tooradin Primary School and Wulkuraka Secondary College are just a 4-minute drive.

For shopping, St Germain Central, Clyde North Lifestyle Centre, and major retailers such as Coles, ALDI, Woolworths, and Bunnings are all within a 10-minute drive. For leisure and

4 BED | 2 BATH | 2 CAR

PRICE:  
\$600 per week

OPEN FOR INSPECTION:  
N/A



**Nandana Peiris**  
**0452611234**  
nandana@atrealty.com.au  
Real Alliance