

# 1/1 Bevan Ave, Clayton South, Vic 3169

## Unit For Sale

Wednesday, 29 May 2024



1/1 Bevan Ave, Clayton South, Vic 3169

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 282 m2**

**Type: Unit**



Fran Roma  
Burwood  
0466009666



Beckie Wang  
Burwood  
0425425707

**\$760,000**

Unlock the potential of this charming old unit, perfectly positioned in the heart of Clayton South. Ideal for developers, investors, or savvy homebuyers, this property offers not only a comfortable living space but also the exciting prospect of building a brand-new townhouse with planning and permits already in place. **Property Features:** 3 Spacious Bedrooms: Enjoy ample room for family living or convert spaces to suit your needs. 1 Bathroom: Functional and ready for your personal updates. **Generous Land Size:** A substantial 282sqm, providing plenty of outdoor space and development potential. **Prime Location:** Nestled in a desirable neighborhood, close to schools, parks, shopping centers, and public transport. Experience the best of suburban living with urban conveniences. **Development Potential:** This property comes with approved planning and permits, offering a fantastic opportunity to build a modern townhouse. Maximize the value of this prime piece of real estate and take advantage of the strong demand for new homes in the area. **Why You'll Love It:** **Versatility:** Live in the existing unit while planning your new build, or start construction immediately to capitalize on the approved permits. **Investment Opportunity:** With the ability to build a new townhouse, this property is a smart investment for the future. **Convenient Location:** Close to all essential amenities, making it an attractive option for future buyers or renters. Don't miss this rare development opportunity! Contact us today to learn more and schedule a viewing.