

**1/40 Kionga Street, Clayton, Vic 3168**



**Unit For Sale**

Wednesday, 12 June 2024

**1/40 Kionga Street, Clayton, Vic 3168**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 320 m2**

**Type: Unit**



Michael Renzella  
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## Auction | \$820,000 - \$890,000

Welcome to a stunning residence that perfectly captures the essence of modern living in the heart of Clayton. Boasting high ceilings and a west-facing orientation, this home is bathed in natural light throughout the day, creating a warm and inviting atmosphere. Every detail has been carefully considered to offer comfort and style, making it an ideal choice for young couples, families, downsizers, or investors seeking a well-established and vibrant community. This beautifully presented home features three oversized bedrooms and two equipped with built-in robes. The master bedroom has walk-in robes, complete with an ensuite and split-system air conditioning for year-round comfort. The living zone also benefits from split-system air conditioning and transitions seamlessly into the meal area, which is adorned with elegant floorboards. Central heating ensures cosy winters throughout the home. A central bathroom and separate laundry add to the convenience, while the low-maintenance courtyard and double lock-up garage ensure you have all the space you need for modern living. Located right in the heart of Clayton, this home offers unparalleled access to all desired amenities. Within walking distance, you'll find an array of fantastic cafes and restaurants along Clayton Road, perfect for leisurely weekends or quick bites during the week. The proximity to Monash University and Monash Medical Centre makes it an ideal location for students and healthcare professionals, while Clayton Station provides excellent connectivity to the broader Melbourne area. Embrace the lifestyle that this exceptional home offers. Whether you're starting a family, looking to downsize, or investing, this property is your gateway to a thriving community and a comfortable, contemporary living experience. Don't miss out on this incredible opportunity to reside in one of Clayton's most sought-after locations. Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospect purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquiries and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>