

**1/61 Bevan Avenue, Clayton South, Vic 3169**



**Townhouse For Sale**

Wednesday, 3 April 2024

1/61 Bevan Avenue, Clayton South, Vic 3169

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 222 m2**

**Type: Townhouse**



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## **Auction \$700,000-\$770,000**

Celebrating modern convenience in a coveted neighbourhood, this easycare townhouse promises a comfortable carefree lifestyle, placing its residents within minutes of Clayton's vibrant attractions. Resting on a quiet boutique complex with a prized street frontage, the home's striking contemporary facade is enhanced by large picture windows and a flourishing frontage, while offering a private driveway. Opening with soothing neutral tones, airy high ceilings and elegant floating floors, the welcoming layout reveals an intuitive open plan design, boasting a light-filled living/meal zone that spills to the sunlit low-maintenance backyard for effortless entertaining. The spacious lower level is also equipped with a stylish stone kitchen, featuring a Westinghouse electric oven, gas cooktop and dishwasher, while the versatile guest bedroom is cleverly serviced by the combined bathroom/laundry. Upstairs the flexibility and functionality continue with a further three robed bedrooms and a main family bathroom, as the calming primary bedroom savours a walk-in robe and exclusive ensuite for ultimate privacy. Split-system air conditioning units are strategically placed across both levels to ensure an optimal temperature all year round, while additional finishing touches include a secure remote garage, two water tanks and a useful storage shed for bikes and tools. Life in this prized pocket of Clayton South places its new family within a stroll of Westall Primary School, Westall Secondary College and Westall Station for seamless city commuting. It's also moments from Clayton's bustling shopping precinct and popular M-City, while proximity to the Monash Medical Centre and Monash University makes this a great opportunity for busy professionals and astute investors. 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>