

**1/98 Kanooka Grove, Clayton, Vic 3168**



**Townhouse For Sale**

Friday, 22 December 2023

1/98 Kanooka Grove, Clayton, Vic 3168

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 217 m2**

**Type: Townhouse**



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## AUCTION THIS SUNDAY @12.00PM

Anywhere Auction:Registered Link - <https://anywhereauctions.com.au/app/property?propertyId=39349>Experience contemporary living at its finest in this exquisite 3-bedroom plus study townhouse! Upstairs, revel in the expansive layout exuding both sophistication and cosiness. Bedrooms are adorned with built-in robes, while the master bedroom boasts luxury with its ensuite. The central bathroom features both a shower and a soothing bath, ensuring your daily routine is a pampered affair. Bid farewell to morning rushes with the added convenience of a separate toilet. On the lower level, immerse yourself in the heart of this home - a modern open kitchen seamlessly connected to a luminous dining area, complemented by not one, but two inviting living spaces. Need a dedicated workspace? Customize the home office or study to meet your requirements. Expecting guests? No worries! A convenient powder room stands ready to accommodate. Step onto the timeless allure of timber floorboards that grace the living and dining areas, fostering a warm and inviting atmosphere. Stay cool in the warmer months with the comfort of air conditioning in the living area, and when winter arrives, revel in the cosiness of ducted heating throughout the entire home. Bonuses include a single carport for your convenience, a low-maintenance courtyard for easy upkeep, and a separate laundry downstairs, completing the perfect blend of style and functionality. Situated within walking distance to Monash University, Monash Medical Centre, Clayton Train Station, Clayton shopping district, Clayton Community Centre, local schools, shops & parklands, bus stop, only minutes away from Monash Freeway, Chadstone Shopping Centre, and IKEA. This residence isn't just a house; it's a haven where style meets functionality. Don't miss your chance - schedule a viewing today! 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>