

**13 Thomas Street, Clayton, Vic 3168**



**House For Sale**

Friday, 19 April 2024

**13 Thomas Street, Clayton, Vic 3168**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Peter Liu  
0410380606



Andy Chong  
0419184141

## **Auction \$1,500,000 - \$ 1,650,000**

An exceptional opportunity awaits prospective buyers to acquire a substantial 697 sqm. an approximately land parcel just steps away from Central Clayton. Currently occupied, the existing three-bedroom residence provides immediate rental income, affording new owners the flexibility to strategise their next steps at their own pace. Positioned within Clayton's residential growth zone, this coveted locale promises promising prospects. Benefiting from high-density zoning conducive to potential multi-level, multi-unit developments (subject to council approval), the property ensures promising returns in the long term. Its advantageous zoning is complemented by a prime location boasting exceptional amenities. Notably, proximity to Monash University offers a plethora of recreational and transportation options. Additionally, nearby amenities include Monash Medical, Springvale Homemaker Centre, and convenient access to major arterial roads spanning across Bayside and Eastern suburbs. Whether envisioned as a renovation project for a family home, a site for luxury residence development, or an investment opportunity for multi-unit dwellings (subject to council approval), 13 Thomas St caters to a diverse range of preferences and promises immense potential for discerning buyers. 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>