

# 15 Merlyn Avenue, Clayton South, Vic 3169

T.G. NEWTON

## House For Sale

Thursday, 1 February 2024

15 Merlyn Avenue, Clayton South, Vic 3169

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 585 m2

Type: House



Tony Dimopoulos

**\$1,029,000**

An incredibly rare offering that's ready to reward the multi-generational, blended or extended family, this three-bedroom home is accompanied by a modern granny flat of one or two bedrooms, effectively creating two homes on one title. Ideal for those accommodating in-laws or adult children, this double dwelling delight features independent access to each home. The main house showcasing original polished timber floorboards throughout, provides a flexible floorplan with three bedrooms (two with built-in robes), family and dining area along with a casual meals area next to the kitchen with stainless steel appliances including gas cooktop, oven, dishwasher along with great bench space. The bathroom includes toilet whilst a second toilet can be found next to the laundry. The versatile fully self-contained granny flat enjoys its own lockable entry and can be set up either as one bedroom (with WIR) and study or two bedrooms. A generous living and dining area, kitchen with cook top and oven, bathroom with walk-in shower, separate toilet and Euro-style laundry, ensures a fully independent dwelling. The north-facing rear delivers a great outdoor space and with well-established vegetable gardens, the "fully self-contained" aspect of this opportunity is taken to another level. Enjoy the peace and privacy offered by natural surrounds with Namatjira Park residing at the end of this quiet street. With Clayton Village and Clayton train station just up the road, families will appreciate zoning for Clayton South Primary School and Westall College whilst Monash University Clayton Campus is a short drive away. Inspections by Private Appointment, call Tony on 0499 362 646 to arrange your personal time to view this rare opportunity.