

**15 Westall Road, Clayton South, Vic 3169**

**AREA SPECIALIST**

**House For Sale**

Wednesday, 12 June 2024

15 Westall Road, Clayton South, Vic 3169

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 592 m2**

**Type: House**



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**\$725,000 - \$795,000**

Its Addressed: Situated on a large 592sqm block in a central position, this property offers significant potential for redevelopment (STCA). It's just a 5-minute walk to Westall Primary School and Westall Secondary College, with Westall Train Station and the 824 bus stop just a short walk away. Local shops, restaurants, the post office and nearby employment hubs add to the convenience of this location. The traditional triple-fronted single-storey home features a light weatherboard finish, well-presented lawns, neat shrubs and gardens. A long and wide concrete driveway leads to a secure vehicle access gate that opens up to a large covered carport and a single lock-up garage. The spacious and inviting portico is ideal for morning coffee, while a low front boundary fence adds to the home's external presentation. The abode is suggested as an ideal house flip opportunity with exceptional land value, making it a considerable investment opportunity. Inside, timber hardwood flooring runs throughout the primary spaces, and the front-facing living room includes built-in joinery, a ceiling fan and a gas heater framed by a painted exposed brick feature wall. Curtains provide privacy, and the carport doubles as a potential outdoor entertaining space. The tidy backyard features a classic Hills Hoist Australiana-style clothesline. The clever space-saving L-shape kitchen integrates with the main dining space, which has tiled floors. Laminate finishes include white 40mm countertops and dark walnut-look cabinetry. The kitchen is equipped with a 600mm freestanding oven and gas cooktop, and buyers will impress at the large server window which opens up to the living room. All four bedrooms feature vinyl flooring and storage options. The bathroom is presented in its original finish with a hob bathtub included for the kids. Contact Art today on 0403 571 245 for a priority inspection today! There is an Art to buying. Property specifications: • Four bedrooms, traditional layout • Well-presented lawns, wide concrete driveway, secure vehicle access gate, carport and garage • Potential for redevelopment • Prime location close to schools, train station, bus stop, local amenities For more Real Estate in Clayton South contact your Area Specialist - Art Sudharm Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.