

**2/122 Kanooka Grove, Clayton, Vic 3168**



**Townhouse For Sale**

Wednesday, 7 February 2024

2/122 Kanooka Grove, Clayton, Vic 3168

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 206 m2**

**Type: Townhouse**



Ethan He  
0477588390



Tony Nguyen  
0468891511

## \$800,000 - \$850,000

A statement of modern style that's offered by First National JXRE, this street front townhouse sits in the heart of Clayton and is certain to be sought-after by those seeking a low-maintenance family lifestyle or quality investment. Formed with a wonderful flow of space, the open plan living, dining and kitchen displays the brilliance of stone benches and sleek appliances, including a gas stove, oven and dishwasher. Whether you're entertaining with friends or simply kicking back with the family, the alfresco deck is certain to encourage you outside with a compact yard space set alongside. Of the four bedrooms, one of the bedrooms sits on the ground floor and is serviced by a bathroom with toilet and laundry facilities, while the two upstairs bedrooms includes a master bedroom with built-in-robe and ensuite. Additionally complemented by a 3rd bathroom with toilet, split system heating/air conditioning, garden shed, water tank plus a single garage with internal access and driveway parking space. Residing only meters from St Peter's Primary, Clayton Rd shops, Clayton Station and Monash Medical Centre, near Monash Uni, M-City, Ikea and Fregon Reserve.\*Photo ID required at all First National JXRE open for inspections and auctions. First National JXRE may refuse to provide further information on the property should you prefer not to disclose your full contact information including phone number. Please note that properties listed for auction may be sold priorDisclaimer: 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>