

**2/2 Clairmont Street, Albion, Vic 3020**



**Unit For Sale**

Saturday, 13 April 2024

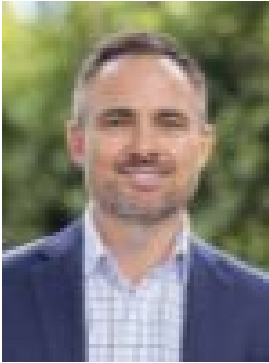
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**Bedrooms: 2**

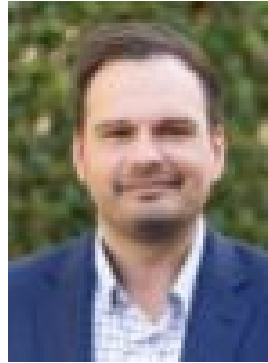
**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Jason Allen  
0413090788



Steven Taleski  
0413508615

**\$570,000 - \$610,000**

Positioned to be admired for its contemporary design and lifestyle appeal, this impeccably presented villa unit offers an ideal setting to savor the local attractions. Elegant faux-oak flooring seamlessly connects the open lounge, dining, and kitchen areas, where the aesthetic harmonizes effortlessly with the abundant natural light of north-facing spaces. A standout feature of this remarkable space is the study nook, meticulously crafted from reclaimed messmate and overlooking a tranquil and private courtyard garden. Two generously proportioned bedrooms are complemented by built-in robes, while a sleek modern bathroom offers semi-ensuite access from the main bedroom. Additional amenities include a secure carport, ceiling fans, rainwater tank, split system air conditioners, and a strategically positioned rear aspect. Nestled in a suburban street, the residence is conveniently located within walking distance of various schools, nature trails, parks – including the local community hub, Selwyn Park – and offers easy access to trains, bus routes, and Perth Ave's bustling café strip.