

**3/35 Wordsworth Avenue, Clayton South, Vic 3169**



**Sold Unit**

Friday, 6 October 2023

3/35 Wordsworth Avenue, Clayton South, Vic 3169

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Ethan He  
0477588390



Catherine Chan  
0478817198

**\$710,000**

Showcasing effortless flow and function, this rear set, single level unit is proudly offered by First National JXRE and offers a stylish ambience in a premier position walking distance to Westall Primary, Westall Secondary and Westall Train Station. Near Clayton Road shops, Ikea, Monash Medical Centre, Victorian Heart Hospital, Springvale Village and Monash Uni. Relishing a naturally bright interior that's modern and spacious, the living, dining and kitchen offers everything you need for baking and family meal preparation, with sliding doors opening onto a carefree entertainer's courtyard. Accommodating the family are three bedrooms, serviced by a stylish family bathroom, powder room and laundry. Boasting ducted heating, evaporative cooling, high ceilings, water tank, garden shed plus a single garage. \*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 prior. 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 enquires 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>