

**3/44 Browns Road, Clayton, Vic 3168**



**Sold Townhouse**

Saturday, 25 November 2023

3/44 Browns Road, Clayton, Vic 3168

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



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**\$1,280,000**

A brilliant blend of cutting-edge style and exclusive finishes, these premium off-the-plan townhouses have been carefully created to promote carefree lifestyle living on the doorstep of highly sought-after amenities. Offering a choice of three differing layouts to suit a variety of budgets and circumstances, the residences have been smartly configured to offer a mix of 4-5 bedrooms accompanied by 3-4 bathrooms, a powder room and European laundry. With each townhouse featuring one downstairs bedroom, while the remaining bedrooms are clustered together on the upper level, alongside a family retreat. An alluring amalgamation of engineered Oak flooring, stone benchtops, 900ml Bosch appliances (including dishwasher), 2-pac cabinetry plus an island breakfast bench adorn the luxurious open plan kitchen, living and dining domain with streamlined sophistication. While outdoor entertaining links brilliantly with the interior, allowing for the seamless flow of light and space for sun-splashed entertaining. Adding additional appeal, the residences offer split system heating and air conditioning, video intercom, water tank, garden shed plus either a single or double garage with internal access. Strategically placed to deliver broad appeal in a highly convenient pocket, walking distance to Monash Medical Centre, Clayton Rd shops, cafes and restaurants, St Peter's Primary, Clayton Nth Primary, Mannix College, Monash University, buses and Clayton Train Station. While Monash Freeway rests only a short distance away.\*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. 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>