

3/7 Burns Avenue, Clayton South, Vic 3169



Unit For Sale

Sunday, 11 February 2024

3/7 Burns Avenue, Clayton South, Vic 3169

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



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Auction | \$400,000 - \$440,000

Guaranteed to be on the short list for any families where commuting or working from home are the norm, this renovated two bedroom unit is modern and impeccably located. If you're looking for contemporary finishes, plenty of storage and a huge master bedroom in a compact unit, this is the one for you. Ghost Gum timber-look laminate flooring and crisp white paint throughout ties in to the timeless modern motif. Designer lighting and ceiling fans adorn the spaces neatly. Approximately 18sqm of air-conditioned living space adjoins a generously sized private courtyard which leads to your secure access parking. Two bedrooms are adjacent, both of which are above average in space. The kitchen has been tastefully refreshed and the layout is clever. A 40mm counter top encapsulates storage space, a dishwasher, electric oven and 600mm gas burner cooktop. Walnut overhead cabinetry frames the room neatly and dark grey 450mm floor tiles offer the room a classy vibe. Built-in storage is abundant in this home and the bedrooms are illuminated by large sliding windows that invite breezes and natural light through. Looking out, buyers will be able to see well-maintained garden beds that surround the entire unit block. The vogue bathroom maintains the colour palette and adheres to the theme of space used wisely. A hand-held shower combines methodically with a full-sized tiled hob bathtub. A porcelain moulded vanity is adorned with stainless steel mixer tap ware. The room doubles as a laundry seamlessly. Packing plenty of value in, this two bedroom unit is situated in a premium location, just minutes walk to Westall Train Station, Westall Secondary College and Westall Primary School. There are a plethora of shopping precincts, employment hubs, cafes and restaurants nearby as well. Property Specifications:

- Two bedrooms, one bathroom, well-sized courtyard and secure space parking
- Remote control roller shutters
- Renovations have modernised this unit well
- Timber-look laminate flooring and upgraded kitchen and bathroom add value
- Walk to local schools and train station
- Close to shops and employment zones

This is everything you could want in a unit living...and more. Don't delay and kick yourself later, a fantastic opportunity not to be missed. Please call, text, or email eddie.wang@raywhite.com to book your inspection today! *Photo ID Required for all Inspections. All enquires MUST include a contact telephone 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 we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective 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 checklist provided by Consumer Affairs. Click on the link for a copy of the due diligence checklist from Consumer Affairs.

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