

**30 Margaret Street, Clayton, Vic 3168**

FLETCHERS

**House For Sale**

Friday, 31 May 2024

**30 Margaret Street, Clayton, Vic 3168**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 699 m2**

**Type: House**



Eddy He

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Rakesh Hooda

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## **Auction (\$900,000 - \$990,000)**

Multiply your options, maximise the rewards, build on two-for-one value at this invaluable location. With two dwellings, approx 699sqm land and a value-adding address within a walk of both Clayton's rail and retail hub, and Monash Medical Centre and University, this versatile property adds up to an exciting opportunity for active developers and astute investors alike. See the development potential in this sizeable site (Subject to Council Approval) and make plans to capitalise on this in-demand lifestyle location; just half-a-dozen blocks to Clayton's vibrant restaurants, cosmopolitan shopping and railway station, and 750m to popular Clayton North Primary School. At the heart of a future-forward locale with new development appearing all around, this significant property provides a great value opportunity to get into the market within an easy commute of the CBD by rail or the M1. Alternatively, keep these two single bedroom units in the rental market and let this rewarding property pay its way into the future. Offered in readily rentable and liveable condition, each of these reverse-cycle air-conditioned residences offers large living, a quality kitchen and bathroom, and a secure garage-space. With a ready pool of tenants working nearby at Monash Hospital (250m away) and Monash University (within a walk), these currently tenanted units will happily pay their way until it's time to add value.