

**37 Monash Crescent, Clayton South, Vic 3169**

**buxton**

**House For Sale**

Thursday, 14 March 2024

37 Monash Crescent, Clayton South, Vic 3169

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Peter Laspas  
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Nataliya Koropets  
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**\$880,000-\$930,000**

Taking pride of place on an impressive corner allotment, this original 3 bedroom, 1 bathroom entry-level home provides move-in readiness or leasing out potential with exciting future options. Well-maintained and currently rented on a month-to-month agreement, tidy interiors reveal a spacious living/dining domain, lounge/meals area, kitchen, heating/AC, 2nd WC, outdoor entertaining area, ample storage, & double garage. Whilst perfectly comfortable today, this prized property offers potential to retain the existing and build a second dwelling at the rear (STCA), alternatively capitalise on the approved plans/permits to build two large homes with individual street frontages - sure to achieve strong resale values. Idyllically located, with Sheldon Place reserve around the corner, a walk to Westall Primary and Secondary, Grange reserve, Westall train station and close to the Dingley Bypass, Monash University, M-City and Ikea Homemaker Centre.\*Please Note\* Buxton Real Estate may refuse to provide further information about the property should you prefer not to disclose your Full Contact Details including Phone Number. Photo id required upon entering the property.