

**40 Ormond Road, Clayton, Vic 3168**



**House For Sale**

Tuesday, 11 June 2024

40 Ormond Road, Clayton, Vic 3168

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 744 m2**

**Type: House**



Michael Renzella  
0400105005



Gurpreet Teja  
0435101888

## **Auction |\$1,050,000 - \$1,150,000**

Combining exceptional convenience with endless potential, this charming weatherboard home awaits a new chapter, resting on a sizeable 744sqm block with a frontage over 15m (approx.) The location couldn't be better for busy professionals and astute investors, while the solid bones and generous proportions are perfect for keen renovators and savvy developers. With so much space on offer, there's plenty of room for a luxurious family sanctuary with a spectacular entertainers' oasis or a selection of contemporary townhouses (STCA). Within a short walk, Clayton's vibrant centre awaits with its vast array of shops and cosmopolitan restaurants, while the proximity to the train station is ideal for city commuters. The property is just moments from Monash University and the Monash Medical Centre, plus there's easy access to M-City, the Monash Freeway, Clarinda Primary School and South Oakleigh Secondary College. Behind the picket fencing and classic timber facade, the partially updated home introduces a spacious living room that's awash with natural light, revealing crisp white walls, split-system air conditioning and stylish floating floors. The adjoining meal area merges with the solid timber kitchen, which is equipped with modern electric appliances, while the versatile utility space flows to the covered entertainers' domain and expansive sunlit backyard. Completing the picture, the three bedrooms all include wardrobes and either carpet or beautiful hardwood floors, sharing the family bathroom and separate w/c. Providing comfort throughout winter, the feature wall heater warms the main living space, while the home also includes security screen doors, dual roller blinds, gated side access and a rear garage. A valuable find in fast-growing Clayton, this cherished property promises endless potential in an unbeatable location. 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 enquiries 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>