

# 525 Clayton Street, Canadian, Vic 3350



## House For Sale

Tuesday, 21 May 2024

525 Clayton Street, Canadian, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1455 m2**

**Type: House**



Mitchell Couch

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**\$500,000 - \$550,000**

Discover the perfect blend of opportunity and convenience with this charming weatherboard home located at 525 Clayton Street, Canadian. Situated on a generous 1455m<sup>2</sup> parcel of land, this property offers an exciting prospect for renovators and developers alike, boasting significant subdivision potential. This property features three spacious bedrooms, ideal for families or investors looking to capitalize on the rental market, and one central bathroom with a classic layout ready for modernization. It includes a single car garage for secure parking with additional space for storage and side access to the backyard, perfect for trades and additional parking. With a substantial land size of 1455m<sup>2</sup>, there is ample space to consider subdividing the property, allowing for the construction of additional dwellings (STCA). This potential makes it an attractive option for developers looking to maximize their investment. Located just minutes from the CBD, this home offers easy access to local amenities, shopping, and dining options in the heart of Canadian. It is close to the train station, providing convenient public transport links and making commuting a breeze. Additionally, its proximity to the Western Highway allows for quick and efficient travel to Melbourne and surrounding areas. Whether you're a savvy investor, a developer looking for your next project, or a homebuyer with a vision, 525 Clayton Street offers unmatched potential in a highly sought-after location. Don't miss out on this unique opportunity to secure a property with endless possibilities. For more information or to arrange a viewing, please contact Mitch Couch on 0423 543 023.