

**6/38-40 Wordsworth Avenue, Clayton South, Vic  
3169**



**Unit For Sale**

Wednesday, 15 May 2024

6/38-40 Wordsworth Avenue, Clayton South, Vic 3169

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Joseph Fernand  
0387940500

**\$460,000 - \$500,000**

Welcome to 6/38-40 Wordsworth Avenue, Clayton South - where comfort and convenience converge effortlessly. This freshly painted unit boasts a neat and tidy interior, featuring two bedrooms, one bathroom, and a single car garage with an additional toilet and basin. Stay cozy in winter with gas ducted heating while enjoying the convenience of split system cooling for summer comfort. The modern kitchen is equipped with a 600mm gas cooktop, 600mm electric oven, and dishwasher, making meal prep a breeze. LED downlights illuminate the space, complementing the lovely hard-wearing bamboo flooring in the living room. Step outside to a private backyard oasis, perfect for outdoor relaxation or entertaining guests. And here's the best part - NO BODY CORPORATE fees! Conveniently located near the Dingley Bypass, Monash University Clayton, Springvale Homemaker Centre, and M-City Shopping Centre, this property offers unparalleled accessibility to amenities and transport links. Plus, it's just a 7-minute walk to Westall train station. \*Disclaimer: Some photos may include virtual furniture for illustrative purposes. \*Don't miss the opportunity to make this your new home. Join us for the auction on Saturday, June 8th, at 2:30 pm, and seize the chance to secure your slice of comfort and convenience.