

**7 Frank Avenue, Clayton South, Vic 3169**



**Sold House**

Friday, 3 November 2023

7 Frank Avenue, Clayton South, Vic 3169

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Elroy Malowney

0421381499

**\$873,000**

Nestled at 7 Frank Avenue, Clayton South, this charming 3-bedroom house epitomizes the perfect family home, showcasing a harmonious blend of comfort, convenience, and potential. Set on a generous 565 sqm (approx.) of land, this property radiates warmth and charm from the moment you step inside. As you enter, you'll be greeted by abundant natural light that effortlessly fills every corner of the house. The thoughtful layout provides separate living and dining areas, creating a versatile space for family gatherings and cozy evenings. The large backyard, a canvas for your imagination, offers endless possibilities for outdoor activities and entertaining under the open sky. Feel comforted with the benefits of ducted heating and split-system heating and cooling. Gas cooking with range hood. This well-maintained residence boasts fresh paint, ensuring a clean and inviting atmosphere. The separate toilet is a practical feature that enhances daily living, and there's also the exciting potential to subdivide (STCA), making it a savvy investment opportunity. Location-wise, it only gets a little better than this. Situated approximately 1 km from Clayton Railway Station, you can easily access city-bound transport. Less than 1 km away, you'll find the bustling Hong Kong and Coles Supermarket, making your grocery runs a breeze. Clayton Central shopping strip, also less than 1 km away, ensures that all your shopping and dining needs are just a stone's throw from your doorstep. This residence is not just a house; it's a home where memories are made. It's perfect for a growing family seeking the tranquillity of a quiet neighbourhood, with the added luxuries of being only minutes away from Clayton's central hub. Whether you're a first-time homebuyer, a family looking for a move-in-ready gem, or an investor with an eye for potential, 7 Frank Avenue beckons with open arms to be your next chapter in life. Embrace the opportunity, and make this house your home. 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 we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence checklist provided by Consumer Affairs. Click on the link for a copy of the due diligence checklist from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>