

# 9 Loddon Court, Clayton South, Vic 3169



## House For Sale

Wednesday, 28 February 2024

9 Loddon Court, Clayton South, Vic 3169

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 580 m2

Type: House



Ethan He  
0477588390



Catherine Chan  
0478817198

**\$1,200,000 - \$1,300,000**

First National JXRE are pleased to present this spacious home. Showcasing incredible flow and function for the family-oriented buyer, this low-maintenance home encompasses a brilliant indoor-outdoor design in a peaceful court that culminates at a delightful park. Enjoying a stylish aesthetic with its rendered façade, the home's generous proportions are bound to delight and invite you from the entry hallway through to a light-filled lounge room with adjacent study area. The open plan kitchen, dining and family room is packed with plenty of space for socializing with friends and includes the quality appointments of stone benches, 900mm Lofra oven/gas stove, LG dishwasher, fridge water point plus a breakfast bench. Extending fluidly out from here, sliding doors open onto a large alfresco entertaining zone and low-maintenance paved yard that's perfect for setting up a firepit where you can roast marshmallows. Three robed bedrooms accompany the ground floor and are serviced by a family bathroom with separate toilet, while the upper level includes a retreat/living room plus two robed bedrooms, including the master bedroom with mirrored built-in-robe and spa ensuite. Enhanced with the extra benefits of a laundry, powder room, ducted heating, split system air conditioning, alarm, video intercom, water tank, under stair storage, single carport, oversized garage and long side driveway. A short walk from St Andrew's Primary, Clayton South Primary, Bald Hill Park and Namatjira Reserve, near Westall Secondary, Monash Uni, Monash Medical Centre, Clayton Rd shops and Clayton Station. \*Photo ID required at all First National JXRE open for inspections and auctions. First National JXRE may refuse to provide further information on the property should you prefer not to disclose your full contact information including phone number. Please note that properties listed for auction may be sold prior

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. <http://www.consumer.vic.gov.au/duediligencechecklist>