

# 16 Evelyn St, Clayton, VIC, 3168



## House For Sale

Monday, 19 August 2024

16 Evelyn St, Clayton, VIC, 3168

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## DISCOVER THE POTENTIAL IN CLAYTON

Welcome to 16 Evelyn Street, Clayton - a property brimming with opportunity. This classic 4-bedroom brick veneer home is situated on a generous 693 sqm (approx.) level allotment, making it a prime candidate for redevelopment or a smart addition to any investment portfolio.

### Key Features:

- **Land Size:** Expansive 693sqm (approx.)
- **Development Potential:** Ideal for a multi-unit development or land banking (STCA). Planning permit approved for a student accommodation building with 22 units.
- **Existing Home:** Comprising four well-sized bedrooms, a functional bathroom, a cozy lounge room, and a practical kitchen/meals area. The property also includes a full-sized laundry and a garage.

**Prime Location:** Nestled in the sought-after General Residential Zone 3 (GRZ3), this location offers exceptional convenience. Monash University, Monash Medical Centre, and the vibrant Clayton Road shopping and dining precinct are just moments away. You will enjoy the convenience with walking distance to M-City Shopping Centre, IKEA, local schools, public transport options and the Monash Freeway.

In addition, New Suburban Rail Loop (SRL) is under construction, aiming to alleviate congestion and provide a reliable alternative to road travel. This project will introduce modern, high-frequency train services linking Clayton with neighboring suburbs and key urban centres.

Whether you're looking to develop, invest, or create your dream home, 16 Evelyn Street offers endless possibilities in one of Clayton's most desirable pockets.

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