

3 Eva Street, Clayton, Vic 3168



House For Sale

Saturday, 9 March 2024

3 Eva Street, Clayton, Vic 3168

Bedrooms: 5

Bathrooms: 4

Parkings: 3

Type: House



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Peter Liu
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Auction

Situated within a stroll of central Clayton's vibrant amenities and the Monash Medical Centre, while just moments from Monash University, this dual living opportunity offers endless potential for astute investors, savvy developers, and multi-generational families. Nestled on a sizeable 750sqm parcel of land with a frontage spanning more than 15 metres, this sun-drenched block is currently home to two spacious units. Live in one and rent out the other to help pay the mortgage, rent out both, capitalise on the superb location and generous land size with a profitable townhouse development (STCA) or construct a dream family residence with proximity to all amenities (STCA). The existing configuration encompasses two comfortable units with light-filled interiors and easy-care surrounds. Unit 1 (front weatherboard home) features a flexible layout with a large living room and meal zone, a versatile sitting area and study, plus two big bedrooms, a functional gas kitchen, two bathrooms, a carport, and a low-maintenance courtyard. Meanwhile, unit 2 (rear brick home) comprises a welcoming living room and separate meal area, a gas kitchen and a double garage with rear access, plus three robed bedrooms, a family bathroom and an ensuite. Both properties include laundries and wall heaters, while unit 1 has ceiling fans and split-system air conditioning. Aside from proximity to the university and hospital, there's also easy on-foot access to Clayton Station, a variety of shops and cosmopolitan restaurants. M-City is just moments away, while the address is close to Clarinda Primary School, South Oakleigh Secondary College, and major roads. A rare find in a coveted pocket of fast-growing Clayton, this is your chance to dream big and profit! 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. Click on the link for a copy of the due diligence check-list from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>