

# 46 Prince Charles Street, Clayton, Vic 3168

## House For Sale

Friday, 26 January 2024

46 Prince Charles Street, Clayton, Vic 3168

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 719 m2**

**Type: House**



Max Mai  
0395444611



Chris Zervas  
0395444611

**\$1,170,000 to \$1,250,000**

This timeless classic brick home, strategically situated near the vibrant Clayton Shopping Centre, Train Station, and the bustling Monash Community Centre. This property presents an exciting opportunity for both homeowners and investors alike. Boasting three bedrooms, a generously sized lounge, and a spacious kitchen with an inviting meals area, generous backyard and garage with ample storage. This home is designed for comfort and practicality. Ideal for those with a vision, this property is ripe for renovation or redevelopment (STCA). The prized GRZ6 Zone designation and a substantial land parcel of approximately 719 sqm provide a canvas for your future plans (stca). With its strong rental potential, this property is not just a home; it's a great investment opportunity. Whether you're looking to invest in a property with promising returns or embark on a renovation journey to create your dream home, this classic brick residence offers a blend of timeless charm and strategic location. Seize the chance to make this property your own and capitalize on its potential in the heart of Clayton. Attend a viewing as advertised to explore the possibilities that await you! 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, or 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 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>. Covid Rules will apply to this sale and inspections.