

**52 Alice Street, Clayton, Vic 3168**



**House For Sale**

Tuesday, 12 March 2024

52 Alice Street, Clayton, Vic 3168

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



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## **Auction \$1,050,000-\$1,150,000**

Discover the timeless allure of this enchanting single-level residence, seamlessly blending classic charm with contemporary comforts, all set on a generously sized 697 sqm approx in GRZ6.-rectangular plot (STCA), offering the potential for expansion or development. Nestled behind tall front fencing, absolute privacy is assured. Inside, the home reveals a thoughtfully updated layout boasting two spacious bedrooms alongside a versatile study/third bedroom. One bedroom has direct deck access and a luxurious spa bathroom featuring dual vanities. Elegance defines the open-plan living and dining area, highlighted by gleaming polished floorboards, soaring ceilings, and a cosy combustion fireplace, perfect for a year-round ambience. The adjacent kitchen is a chef's delight, equipped with top-of-the-line 900mm Technika appliances, a Bosch dishwasher, and a convenient breakfast bench for casual dining. Effortlessly connecting indoor and outdoor living, bi-fold doors lead to a secluded courtyard, ideal for entertaining, complemented by a sprawling wrap-around deck. The expansive backyard beckons with endless possibilities, offering space for expansion or adding a second dwelling (STCA), surrounded by lush fruit trees and a charming firepit area. Enhancing the outdoor experience, a covered entertaining area features a second fireplace, workbenches, and cosy seating, perfect for unwinding or hosting guests. Additional features include a Euro laundry, split system heating/air conditioning, CCTV security, and ample parking with two driveway spaces and gated backyard access. Situated in the coveted central Clayton locale, within walking distance to Monash Medical Centre, Monash University, Clayton North Primary, public transport, and local amenities, this exceptional property presents a rare opportunity not to be missed. Experience the epitome of modern living in a timeless setting - arrange your inspection today! 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>