

**1/21 McMillan Street, Clayton South, Vic 3169**

**AREA SPECIALIST**

**Townhouse For Sale**

Sunday, 23 June 2024

1/21 McMillan Street, Clayton South, Vic 3169

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



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## Private Sale \$995,000 - \$1,090,000

Its Addressed: Situated just a 15-minute walk from Clayton Train Station and the vibrant local retail, dining and cafe precinct, 1/21 McMillan Street offers exceptional value. With the 824 bus stop at the end of the street and close proximity to parks, playgrounds and sporting fields, this location is ideal for families and professionals alike. A short drive takes you to Monash University and Monash Children's Hospital, adjoining an expansive medical precinct. The double storey home boasts a quality, contemporary facade featuring modern construction materials including midnight brick veneer and white painted concrete render. Painted timber piers frame the welcoming portico, enhanced by LED external lighting and a solid timber entry door with opaque glass panels. Neat landscaping and a long concrete driveway lead to a single lock-up garage with an automatic timber-look Colorbond door. Inside, the home impresses with ultra-high ceilings: 3m on the ground floor and 2.7m on the first floor, creating a sense of space and elegance. Split system heating and cooling throughout attune the climate easily. The new build is filled with natural light, complemented by modern LED down lights and luxurious timber-look flooring. The sunny courtyard featuring a healthy lawn and stepped pavers provides an inviting outdoor space. The open-plan layout is spacious and versatile, highlighted by triple stacker glass sliding doors that seamlessly connect indoor and outdoor living areas. Abundant storage space throughout the home adds to the practicality. A front-facing lounge room options as a potential fourth bedroom or home office. The bedroom downstairs includes convenient access to a common bathroom. The opulent L-shaped kitchen showcases 40mm marble-look stone countertops, a sparkling white subway tiled splashback and plentiful gloss-white 2 pac cabinetry. Stainless steel appliances include a dishwasher and an electric oven with a gas cooktop, while a pull-down veggie spray mixer makes cleaning a breeze. There are three well-sized upper floor bedrooms, each vaunting premium carpet and built-in robe storage. The main bedroom boasts a walk-through robe and private ensuite. Both bathrooms are luxuriously appointed with full-height modern wall tiles, stone-top vanity units, designer ceramic sink ware, and semi-frameless showers. Contact Art Sudharm today on 0403 571 245 to arrange your exclusive inspection and secure this exceptional property. There is an Art to buying. Property specifications:

- Brand new contemporary double storey townhouse with modern facade
- Ultra-high ceilings and luxurious finishes throughout
- Close proximity to transport, parks, universities, medical and other amenities
- Single lock-up garage plus extra car space onsite

For more Real Estate in Clayton South contact your Area Specialist Projects - Art Sudharm

Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.