

**1/59 Kionga St, Clayton, VIC, 3168**



**Sold Townhouse**

Monday, 19 August 2024

1/59 Kionga St, Clayton, VIC, 3168

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Peter Liu

0410380606

## Contemporary Townhouse Living Near Monash University

Experience modern and convenient living with this impressive double-storey townhouse located just moments from Monash University and Monash Medical Centre. Tucked away in a prime location, this property offers a seamless blend of comfort and accessibility.

Step into a world of sophistication as you're greeted by a fenced front courtyard, immaculately landscaped and paved for your enjoyment. The modern brick veneer townhouse boasts a fully rendered upper floor and an exposed aggregate concrete pathway leading to the inviting portico. Sensor lighting and an alarm system ensure both convenience and security. The rear-positioned oversized single lock-up garage adds practicality to the property.

Entertaining is a breeze with the expansive entertainers' pergola, complete with surround sound, sink and privacy screens. This outdoor space also features a vegetable garden and a water tank. Triple stack glass sliding doors with fly screens seamlessly connect the indoor living space to the deck, creating a wonderful sense of continuity. Enjoy year-round comfort with split system air conditioning and relish the modern ambiance created by timber-laminate flooring and modern LED downlights.

The spacious kitchen is a chef's delight, with 40mm solid stone benchtops, a stylish glass splashback and pendant lighting above the three-seater breakfast island. The 600mm electric oven, gas burner cooktop and gloss-white soft-close cabinetry ensure functionality and style.

Accommodation is both comfortable and convenient. The ground floor main bedroom is air-conditioned and boasts a walk-in robe and a private ensuite. Upstairs, both bedrooms enjoy built-in robe storage providing ample space for your belongings. Both bathrooms in the home are thoughtfully designed with full-height wall tiles, semi-frameless showers, and stone-top vanities.

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