

**2/33 Evelyn Street, Clayton, VIC, 3168**



**Townhouse For Sale**

Monday, 19 August 2024

2/33 Evelyn Street, Clayton, VIC, 3168

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**

## THE PERFECT BLEND OF COMFORT AND INVESTMENT POTENTIAL

Discover a modern townhouse that offers the best of both worlds: a comfortable home for residents and a smart investment with excellent cash flow potential. Located just a short walk from Monash University, this property is ideal for those seeking a convenient and stylish place to live, while also being an attractive option for investors looking for a reliable income stream.

Featuring four well-appointed bedrooms and three contemporary bathrooms all with floor-to-ceiling porcelain tiles, this townhouse is designed for easy living. The open-plan living areas are spacious and filled with natural light, creating a welcoming atmosphere for relaxation and entertainment. High-quality finishes throughout add luxury, making this a home that residents will love.

Additionally, this property boasts a 6-star energy rating, a 3,000-litre water tank connected to toilets and gardens, double-glazed windows and reverse cycle air conditioning units in all rooms. With NBN fibre to the premises, residents can enjoy fast and reliable internet access.

The prime location offers quick access to Monash Medical Centre, Monash University, as well as Clayton's cafes, dining street and public transport. With parks and recreation facilities also within reach, this townhouse ensures a comfortable lifestyle for its residents. At the same time, the high demand in this area provides investors with consistent rental returns and strong cash flow.

In addition, New Suburban Rail Loop (SRL) is under construction, aiming to alleviate congestion and provide a reliable alternative to road travel. This project will introduce modern, high-frequency train services linking Clayton with neighboring suburbs and key urban centers.

\*Photo ID required at all First National JXRE open for inspections and auctions. First National JXRE may refuse to provide further information on the property should you prefer not to disclose your full contact information including phone number. Please note that properties listed for auction may be sold prior.

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.