

**2/97 Moriah Street, Clayton, Vic 3168**

**LLC**  
Real Estate

**Townhouse For Sale**

Sunday, 23 June 2024

2/97 Moriah Street, Clayton, Vic 3168

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 234 m2**

**Type: Townhouse**



Yin Yin Loh  
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## Contact Agent

One of two townhouses in a block - No Owners Corporation Fee! This almost 8-year-old, 3-4 bedroom home strikes an excellent balance of functionality, comfort, and style. Whether you're a first-time homebuyer, downsizing in style, or expanding your real estate portfolio, this centrally located property is an outstanding investment. The home is situated in a prime location, just 15 minutes' walk from bus stops, a train station, and the Clayton Shopping Centre. It's also near several renowned educational institutions, including Monash University, John Monash Science School, St Andrew's Primary, Clayton North Primary, and Westall Secondary College. Larger shopping and medical hubs like M-City, Springvale Homemaker Centre, IKEA, and Monash Medical Centre are also easily accessible. Inside, the modern interior is filled with natural light, thanks to the north-facing living areas and high ceilings. There are two living spaces downstairs and one upstairs, with the flexibility to convert one of the downstairs areas into a second master bedroom with an ensuite. The open-plan kitchen and dining area come fully equipped with high-end Bosch appliances and ample storage, plus a large island with a stone benchtop - perfect for seamless entertaining. An adjacent north-facing alfresco area extends the dining space outdoors. Upstairs, the home offers three spacious bedrooms and two bathrooms, while a third bathroom is located downstairs - a great layout for families or hosting guests. The family bathroom's inset bathtub is a nice touch for relaxation soak after a long day. Additional features:- It has a ducted gas heating system and 3 reverse cycle air conditioners- A double garage with internal access into the living - A good sized laundry room- Modern quality flooring- Rinnai B26 with continuous flow hot water system 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. The fixtures, fittings, appliances and services have not been tested and no guarantee as to their functionality or efficiency can be provided. Distances and timings are approximate. Prospect purchasers should independently verify the information contained in this document 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: <http://www.consumer.vic.gov.au/duediligencechecklist>