

# 2/3 Howard Ct, Clayton, VIC, 3168



## Sold Unit

Monday, 19 August 2024

2/3 Howard Ct, Clayton, VIC, 3168

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## IDEAL INVESTMENT OR FIRST HOME

Defined by its lofty cathedral ceilings and convenient placement only paces from Monash Uni, this single level unit is being offered by First National JXRE and offers an incredible opportunity for first home buyers or investors to enter the market.

Capturing a relaxed ambience, the layout is easy to enjoy with large windows bringing natural light into the two robed bedrooms that are easily serviced by a family bathroom with toilet.

A spacious open plan design ensures the living, dining and kitchen feel wonderfully connected with cathedral ceilings soaring above and the benefits of an upright oven/gas stove, double sinks and a breakfast bench.

Leading out from the laundry, you'll find a wraparound courtyard that offers ample space for outdoor activities, while further benefits include ducted heating, split system air conditioning plus a single garage.

Wonderfully situated only a short stroll from Monash Uni, Monash Medical Centre, Fregon Reserve and M-City Shopping Centre, near Clayton Rd shops, Clayton Train Station, Clayton North Primary, St Peter's Primary and John Monash Science School.

\*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. 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>