

**5/26 Edinburgh Street, Clayton, Vic 3168**



**Unit For Sale**

Thursday, 11 July 2024

5/26 Edinburgh Street, Clayton, Vic 3168

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Michael Renzella  
0400105005



Gurpreet Teja  
0435101888

## **Auction \$600,000 - \$660,000**

Nestled in a prime location, this charming residence offers two spacious bedrooms, both equipped with built-in robes, ensuring ample storage and comfort. The heart of the home is the formal lounge, thoughtfully designed with a built-in sound system, perfect for entertaining guests or enjoying a quiet evening with family. The modern kitchen is a culinary delight, featuring gas cooktops, an oven, a dishwasher, and plenty of pantry space, making meal preparation a breeze. Complementing the living spaces is a central bathroom, complete with a separate shower and bathtub, providing a serene retreat for relaxation. Adding to the convenience is a separate laundry room, designed to handle your household needs efficiently. The home is equipped with ducted heating and cooling, ensuring year-round comfort regardless of the weather outside. Step outside to a low-maintenance backyard, ideal for leisurely afternoons or weekend gatherings. A single lock-up garage offers secure parking and additional storage, while the installed solar panels contribute to significant energy savings, making this home both eco-friendly and cost-effective. This residence caters to a variety of lifestyles, making it an excellent choice for young families, downsizers, or savvy investors. When it comes to easy-breezy daily living, you've hit the convenience jackpot with heaps of popular amenities positioned within a short walk, including Clayton Station, Clayton Shopping Plaza, the Monash Medical Centre, Good start Early Learning, Clayton Family Day Care, St. Peter's Primary School, several parks and sporting clubs. You're also just moments from Monash University, M-City, IKEA and the Princes Highway. 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>