



30 Monash Crescent CLAYTON SOUTH

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**A wonderful opportunity to rebuild your dream home or to develop!**

Sitting on a sizable 645m2 block, it boasts proximity to essential amenities: schools, shopping, parks, and transportation.

Within 300m of Westall Primary School and Westall Secondary College, a quick stroll to Westall Train Station and Rosebank Shopping Strip, a short drive to Springvale Home Maker Centre, MCity, and Monash University.

Convenient access to major roads: Princes Hwy, M1- Monash freeway, Dingley By Pass, and Mornington Peninsula -M11.

Featuring: spacious formal lounge, 3 good sized bedrooms with 2X BIR, ducted heating, A/C, polished timber floor, an updated bathroom, 2 toilets, gas appliances, skylight and locked up garage.

The spacious backyard provides plenty of room for outdoor activities in Melbourne's delightful climate, or as an option, it allows for the potential to rebuild your dream home or construct a second dwelling (STCA).

This property holds substantial potential and won't linger in the market at this enticing price!

Potential rent: \$500/per week

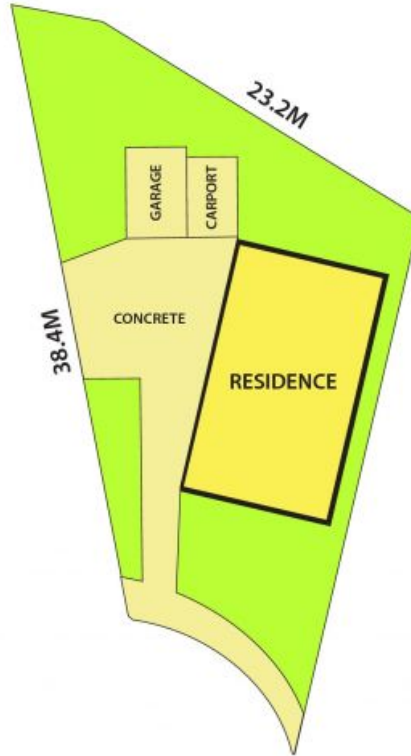
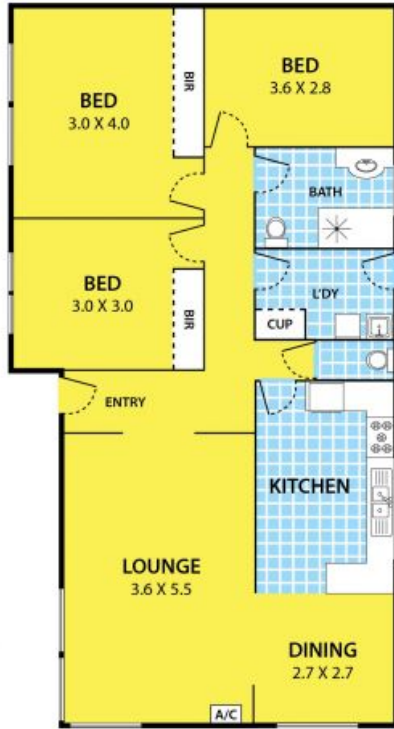
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# 30 Monash Crescent, CLAYTON SOUTH



DISCLAIMER:

Please note plans are indicative only and not drawn to exact scale.  
All dimensions are approximate