

39 Evergreen Boulevard, Clayton South

## Stylishly Renovated Townhouse in Prime Location —Walk to Westall Station

Promoting a life of ease in a location that delivers outstanding convenience, this newly refreshed modern townhouse presents the perfect blend of space, style, and lifestyle —just a short walk from Westall Station, schools, and amenities.

Whether you're a first home buyer, a growing family, or a savvy investor, this property is packed with value and ready for immediate enjoyment.

- Recently upgraded throughout —featuring brand new hybrid timber floors, fresh plush carpets, and full interior repainting, delivering a fresh, modern ambience
- The open-plan kitchen, living and dining area is perfectly designed for family living and entertaining, flowing seamlessly to a private courtyard
- The kitchen boasts stone benchtops, glass splashback, and an island breakfast bar for everyday ease and style
- Ground-floor bedroom offers flexibility for guests, work-from-home, or elderly family members
- Extra-high ceilings throughout enhance natural light and airflow,

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**FOR SALE**  
AUCTION \$850,000 - \$930,000

### AGENTS

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### AGENCY

LJ Hooker City Residential  
(03) 9600 2166

 **LJ Hooker**

- creating a more spacious and uplifting living environment
- Cleverly designed under-stair walk-in storage room provides abundant space for household items, cleaning appliances, or pantry overflow
- Three additional bedrooms upstairs, including a spacious master with walk-through robe and private ensuite
- A central upstairs family room adds valuable second living space
- Additional highlights include: ducted heating and cooling, powder room, skylit family bathroom, full laundry, garden shed, water tank, and a remote-controlled double garage with internal access

Set in a peaceful, family-friendly street only:

- A short stroll to Westall Train Station, Westall Primary & Secondary Schools
- Close to Clayton shopping strip, Monash University, Monash Medical Centre, Victoria Heart Hospital, M-City and IKEA

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**A Move-In Ready Home With Solid Investment Appeal**

For investors, this property offers excellent rental potential, with the previous tenancy achieving an impressive rental return of approximately \$3,259 per calendar month. Situated in a high-growth pocket with strong rental demand and future capital gain potential, this is an opportunity not to be missed.

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Photo ID required at all open inspections and auctions. The vendor reserves the right to sell prior.

## MORE DETAILS

Property ID                      NV9HC2  
Property Type                  Townhouse

**Yannie Hou 0416 868 512**

Senior Property Consultant | [yhou.rowville@ljhooker.com.au](mailto:yhou.rowville@ljhooker.com.au)

**LJ Hooker City Residential (03) 9600 2166**

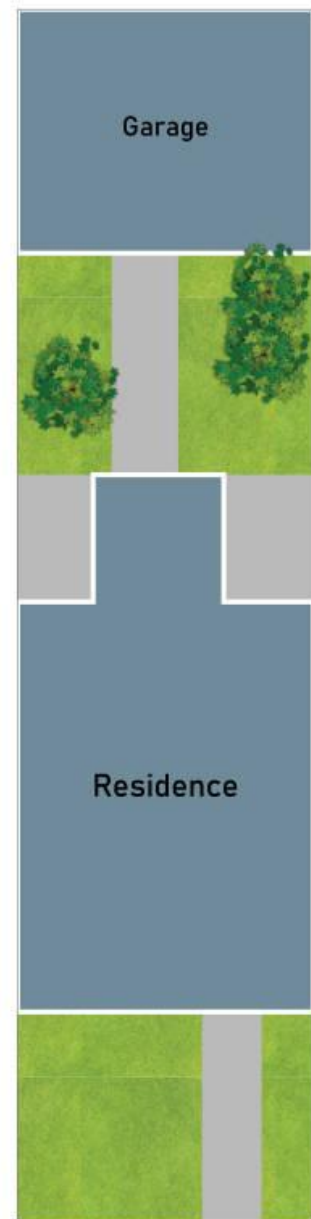
Upper Ground Floor, 439-445 Lonsdale St, MELBOURNE VIC 3000  
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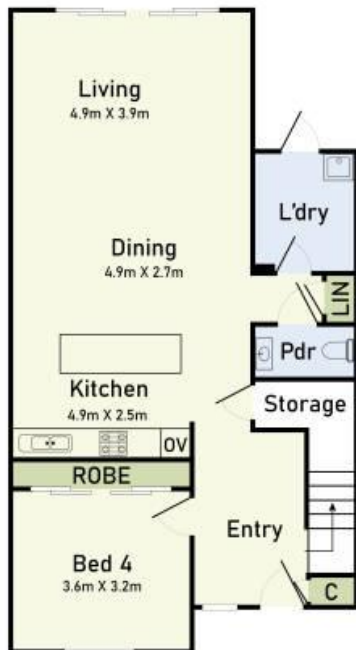
## Ground Floor



## Site Plan



## First Floor



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\* Dimensions are approximate and for illustrative purposes only

