



2/174 Clive Steele Avenue, Monash

## Victorian-Inspired, Designed for Today




### FIND.

Positioned within a boutique complex in the heart of Monash, this spacious and well-maintained townhouse offers a rare combination of size, functionality and convenience. Framed by leafy green trees as you enter and showcasing subtle Victorian-inspired design elements, the home immediately feels warm and inviting. Designed to feel more like a house than a townhouse, it offers generous proportions, multiple living areas and a private outdoor setting, all just moments from Tuggeranong Town Centre and local amenities. Freshly updated and beautifully presented, this is an exceptional opportunity for families, downsizers or investors seeking a home that delivers both comfort and practicality.

### LOVE.

Step inside and you are welcomed by a spacious and thoughtfully designed floorplan that caters perfectly to modern living. A large formal living area flows through to the open plan kitchen and dining space, creating a seamless connection between everyday living and entertaining.

The kitchen is well-appointed with gas cooking, ample storage and a functional layout, while timber-look flooring throughout adds warmth

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### FOR SALE

\$815,000+

### AGENTS

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### AGENCY

LJ Hooker Kippax

(02) 6255 3888

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 **LJ Hooker**

and a contemporary feel. Three generous bedrooms provide comfortable accommodation, including a main bedroom complete with a walk-in robe and a beautifully renovated ensuite.

The additional bedrooms feature built-in robes and are serviced by a renovated main bathroom with WC. A full-sized laundry, linen storage and a convenient downstairs powder room further enhance the home's practicality, while ducted heating and cooling, along with a split system, ensure year-round comfort.

#### LIVE.

Outdoors, the home continues to impress with a large rear balcony extending from the main bedroom, offering a peaceful outlook over the private courtyard below. The courtyard itself provides a combination of paved entertaining space and a grassed area, framed by mature gardens and a beautiful shade tree, creating a tranquil setting to relax or entertain.

A double garage with internal access and additional storage create convenience. Located in a highly convenient position, you'll enjoy easy access to local shops, schools, parks and scenic walking trails around Lake Tuggeranong.

Combining space, comfort and a low-maintenance lifestyle, this is a home that offers far more than meets the eye.

#### ABOUT THE AREA

##### Local Transport:

Easy access to local bus routes

Convenient connection to Tuggeranong Town Centre

##### Shopping & Dining:

South Point Tuggeranong

Erindale Shopping Centre

Local cafes and restaurants

##### Schools:

Monash Primary School

St Mary MacKillop College

Trinity Christian School

#### WHAT THE OWNER LOVES

"We've loved how this home feels special from the moment you arrive, close to everything, yet tucked inside a peaceful, leafy retreat that instantly slows the world down. Inside, the calm, cosy rooms wrap you in serenity, creating a space where the day naturally softens. The garden has been one of our favorite spaces, a quiet corner to unwind after a busy day, reconnect with nature, and recharge with positive energy. The home is filled with beautiful natural light, yet the tall trees surrounding the property provide gentle shade and privacy. Whether enjoying a morning coffee or an evening breeze, the balcony has always been a delightful spot to pause and take in the moment. This home has been our sanctuary, bright, peaceful, and full of warmth and we hope it brings the same sense of comfort and joy to its next owners."

#### OVERVIEW

Three-bedroom townhouse in boutique complex

Main bedroom with walk-in robe and renovated ensuite

Two additional bedrooms with built-in robes

Renovated main bathroom with WC

Open plan kitchen with gas cooking

Timber-look flooring throughout

Ducted heating and cooling

Additional split system heating and cooling

Full-sized laundry

Downstairs powder room

Large balcony off main bedroom

Private courtyard with paved area and grass

Double garage with internal access

Additional storage space off garage

## RATES / SIZE

Living Size: 131sqm approx.  
Body Corporate: \$944.19p.q approx.  
Rates: \$2,645p.a approx.  
Land Tax: \$3,420p.a approx.  
EER: 3.0  
Year Built: 1993

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## MORE DETAILS

Property ID	1J1PF9U
Property Type	Townhouse
House Size	131 m2
EER	3

### Eoin Ryan-Hicks 0424 042 419

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