



9/170 Clive Steele Avenue, Monash

Perfect first home with Monash Park on your doorstep

Set in a superbly maintained complex adjoining open green space, this freshly updated townhouse is light, low-maintenance and ready to enjoy. With new paint and carpet throughout, two living areas, a private north-facing courtyard, and a practical two-storey layout, it's a smart move for first-home buyers or young families wanting low-maintenance living in a location that makes life easy.

Light-filled living with room to spread out: The living space spans the entire lower level, from the bright front lounge to the north-facing family meals area at the rear. The updated kitchen sits at the centre, complete with breakfast bar, soft-close drawers, quality appliances and plenty of storage.

A courtyard you'll live in: A striking Japanese maple takes centre stage in the north-facing courtyard, putting on a vibrant show of green, gold and red throughout the seasons. The paved terrace and garden are the perfect space for entertaining, a quiet coffee or just enjoying the greenery without the upkeep.

Smart layout top to bottom: Upstairs, two spacious bedrooms give you options for kids, guests or working from home. The huge main

2 1 1

FOR SALE
\$620,000+

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



bedroom includes built-in robes and direct access to the two-way bathroom, while a downstairs powder room adds practicality.

Convenient location close to everything: Directly next to playing fields and green space, with schools, shops and cafés, this is a home that keeps life simple and connected. Woden, Erindale and Tuggeranong, and great transport links, are all in easy reach. Townhouses with this much space and privacy are in high demand. You'll need to move fast to secure it first.

Why you'll love it:

- Freshly updated two-bedroom townhouse with new paint and carpet throughout
- Located in a neat, well-maintained complex next door to Monash park & playground
- Low-maintenance living, perfect for first home buyers and young families
- Living space spans light-filled lounge at front and north-facing family meals area at rear
- Open-plan kitchen with Westinghouse gas cooktop and oven, eat-in bench, excellent storage
- Private north-facing courtyard with paved entertaining area and established Japanese maple
- Two upstairs bedrooms, both with built-in robes and master with direct bathroom access
- Two-way family bathroom upstairs with separate bath, and downstairs powder room
- Gas heating to lounge area
- Remote entry single garage with internal and rear access
- Quiet position walking distance to schools, shops, public transport and local centres
- " Living area: 100.37m²
- " Garage area: 23.51m²
- " Block size: 193.5m²
- Built: 1994
- EER: 4 stars
- Body corp: \$610.00 p/q
- Rates: \$615.00 p/q
- Land Tax: \$809.99 p/q (investors only)

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

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MORE DETAILS

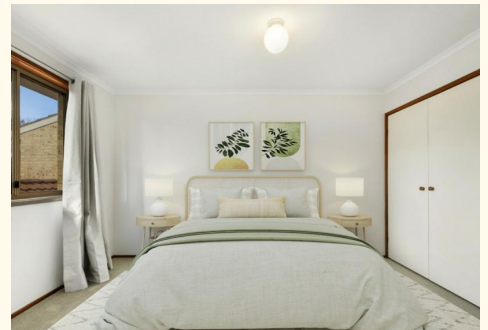
Property ID	CVEHQH
Property Type	Townhouse
House Size	124 m2
EER	4

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Ground Level



Level 1

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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