



# 324 Haughton Road, Clayton

- Clayton 黄金位置全新别墅，绝佳地理位置！秒到维州高分 Huntingdale 小学，临近 Monash 大学、医院、火车站、购物中心、IKEA 和 Bunnings！30 分钟开车至墨尔本市中心经 M1！
- **校区房**
- 3 分钟开车至 Huntingdale 小学（维州高排名小学）
- 5 分钟开车至 South Oakleigh 中学（顶级中学）
- 7 分钟开车至 Monash 大学！
- **交通杠杆**
- 2 分钟开车至 Clayton 火车站，火车直达 Caulfield 及墨尔本市中心
- 维州迄今最大规模铁路建设：Suburban Rail Loop
- 一期项目：贯通 Cheltenham、Clayton、Monash、Glen Waverley、Burwood 到 Box Hill 各大火车站
- **购物中心**
- 3 分钟开车至 Clayton 商业中心、Coles 超市
- 8 分钟开车到 M-City、Springvale IKEA、Bunnings
- 9 分钟开车至 Chadstone 购物中心
- **公园**
- 步行 550 米至 Robinson St 绿色保护区
- 4 分钟开车至 Huntingdale 高尔夫场
- **医疗设施**
- 5 分钟开车至 Monash 医疗中心

- Clayton prime location brand new townhouses! Next to Huntingdale Primary School, close to Monash University, hospital, train station, shopping centres, IKEA and Bunnings, only 30 mins to Melbourne CBD via M1 freeway!
- **School Zone**
- 3 mins drive to Huntingdale Primary School (Victoria's Top Primary School)
- 5 mins drive to South Oakleigh Secondary College (Top Secondary School)
- 7 mins drive to Monash University!
- **Connectivity**
- 2 mins drive to Clayton Station, with direct access to Caulfield & Melbourne CBD
- The biggest infrastructure investment is ever undertaken in Victoria - Suburban Rail Loop
- Stage 1: Connect Cheltenham, Clayton, Monash, Glen Waverley, Burwood to Box Hill
- **Shopping**
- 3 mins drive to Clayton Shopping Centre, Coles
- 8 mins drive to M-City Monash, Springvale IKEA, Bunnings
- 9 mins drive to Chadstone - The Fashion Capital
- **Surrounding Parks**
- 550m walk to Robinson St Reserve
- 4 mins drive to Huntingdale Golf Club
- **Medical Centre**
- 5 mins drive to Monash Medical Centre

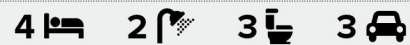


**GROUND FLOOR**



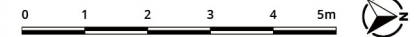
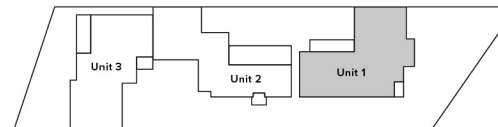
**FIRST FLOOR**

**UNIT 1**



**324 HAUGHTON RD  
CLAYTON VIC 3168**

GROUND FLOOR	83.6 m <sup>2</sup>	PORCH	2.2 m <sup>2</sup>
FIRST FLOOR	70.8 m <sup>2</sup>	TOTAL P.O.S	100.1 m <sup>2</sup>
GARAGE	27.0 m <sup>2</sup>	LAND SIZE	263.9 m <sup>2</sup>
<b>TOTAL FLOOR AREA</b>	<b>19.5 SQ / 181.4 m<sup>2</sup></b>	<b>TOTAL AREA</b>	<b>30.5 SQ / 283.7 m<sup>2</sup></b>



**DISCLAIMER:** This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warranty or represent that the information contained within this document is correct. Any interested parties should undertake their own enquiries as to the accuracy of this document. The developer excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and are subject to change without notice and should be verified by the purchaser on or prior to exchange. The information contained herein is believed to be current but is not guaranteed. Furniture is not included.



**GROUND FLOOR**



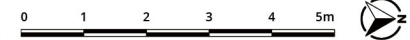
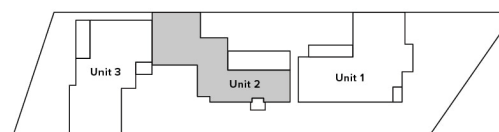
**FIRST FLOOR**

**UNIT 2**



**324 HAUGHTON RD  
CLAYTON VIC 3168**

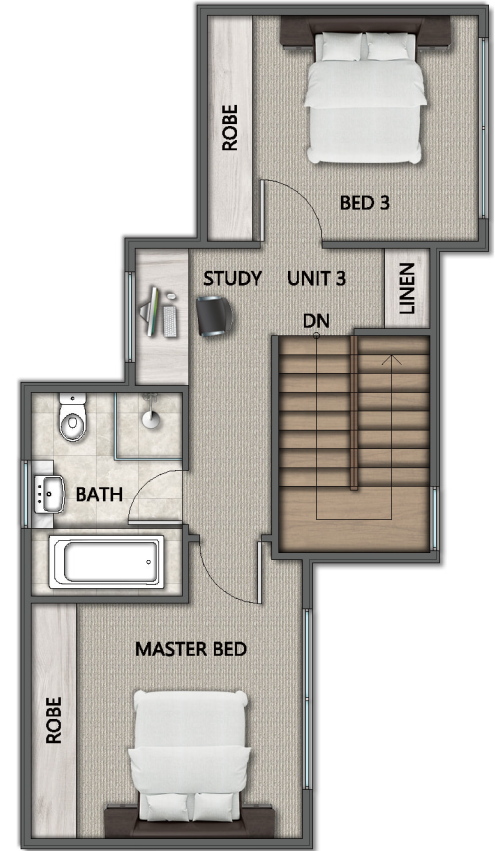
GROUND FLOOR	59.1 m <sup>2</sup>	PORCH	2.6 m <sup>2</sup>
FIRST FLOOR	67.1 m <sup>2</sup>	TOTAL P.O.S	100.1 m <sup>2</sup>
GARAGE	37.7 m <sup>2</sup>	LAND SIZE	192.21 m <sup>2</sup>
<b>TOTAL FLOOR AREA</b>	<b>17.64 SQ / 163.9 m<sup>2</sup></b>	<b>TOTAL AREA</b>	<b>25.99 SQ / 241.5 m<sup>2</sup></b>



**DISCLAIMER:** This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warranty or represent that the information contained within this document is correct. Any interested parties should undertake their own enquiries as to the accuracy of this document. The developer excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and are subject to change without notice and should be verified by the purchaser on or prior to exchange. The information contained herein is believed to be current but is not guaranteed. Furniture is not included.



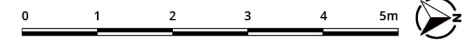
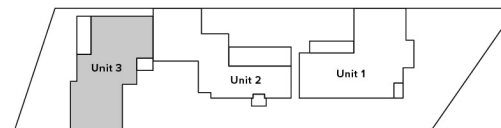
**GROUND FLOOR**



**FIRST FLOOR**

<b>UNIT 3</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>2</b>
GROUND FLOOR	66.3 m <sup>2</sup>	PORCH	3.1 m <sup>2</sup>	
FIRST FLOOR	48.5 m <sup>2</sup>	TOTAL P.O.S	85.4 m <sup>2</sup>	
GARAGE	37.6 m <sup>2</sup>	LAND SIZE	200.38 m <sup>2</sup>	
<b>TOTAL FLOOR AREA</b>	<b>16.4 SQ / 152.4 m<sup>2</sup></b>	<b>TOTAL AREA</b>	<b>25.93 SQ / 240.9 m<sup>2</sup></b>	

**324 HAUGHTON RD  
CLAYTON VIC 3168**



**DISCLAIMER:** This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warranty or represent that the information contained within this document is correct. Any interested parties should undertake their own enquiries as to the accuracy of this document. The developer excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and are subject to change without notice and should be verified by the purchaser on or prior to exchange. The information contained herein is believed to be current but is not guaranteed. Furniture is not included.