



2/34 Beddoe Avenue, CLAYTON, VIC 3168

NO BODY CORP / Smart Clayton Living in a High-Growth Pocket!!

Elders Real Estate presents 2/34 Beddoe Avenue, Clayton a modern residence in one of Clayton's most convenient and fast-growing pockets. This property suits both homeowners and investors, offering a well-designed layout with three spacious bedrooms and two bathrooms, giving you flexibility for family living or shared accommodation.

The interior has light-filled living spaces and quality finishes throughout. Bedrooms are generous in size and the separation between living and sleeping zones works well for everyday comfort. The home offers a low-maintenance lifestyle without compromising on space or functionality.

Location is a major strength here. You are within walking distance to Monash University, making it ideal for those studying or working on campus. Given the close proximity to Monash University, the property is also well suited for student accommodation with strong rental demand. Clayton North Primary School and Monash Medical Centre are close by. Clayton Road shops, cafÃ©s and restaurants are easily accessible, along with M-City Shopping Centre for additional retail and dining options. Clayton Station is nearby and the new Suburban Rail Loop station is under construction close to this address. The Victorian Heart Hospital and Ikea are also in the surrounding precinct.

TYPE: Auction

INTERNET ID: 12P0995

AUCTION DETAILS

3:00pm, Saturday February 14th, 2026

CONTACT DETAILS

Wyndham City
Level 1, 4 Wedge Street
South
WERRIBEE, VIC
03 8400 0008

Amol Pancholi
0414 036 300

This area is recognised for strong future infrastructure investment and solid long-term capital growth potential. The property is currently tenanted and generating \$3042 per calendar month, making it an attractive option for investors in a high-demand rental pocket with excellent access to transport, education and major amenities.

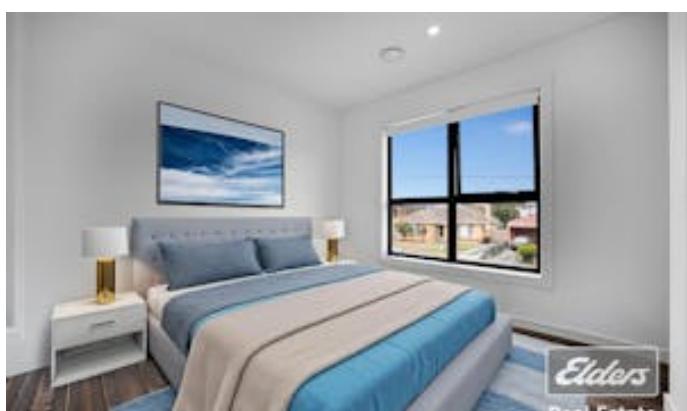
Don't hesitate to contact Amol Pancholi at 0414 036 300 or Mandeep Tyagi at 0433 769 496 for further details.

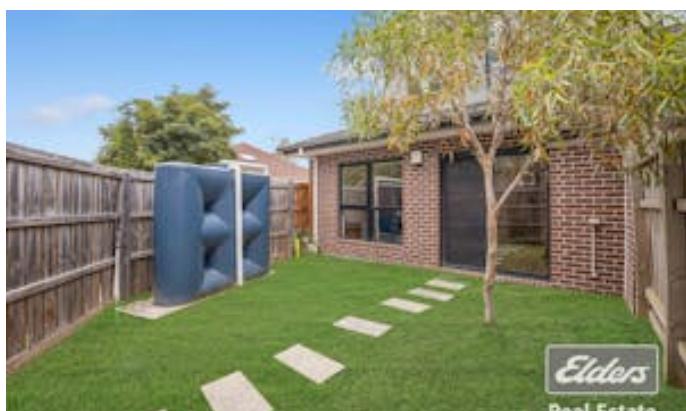
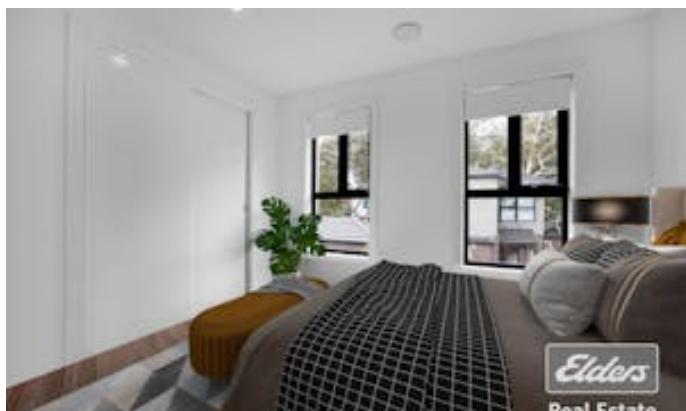
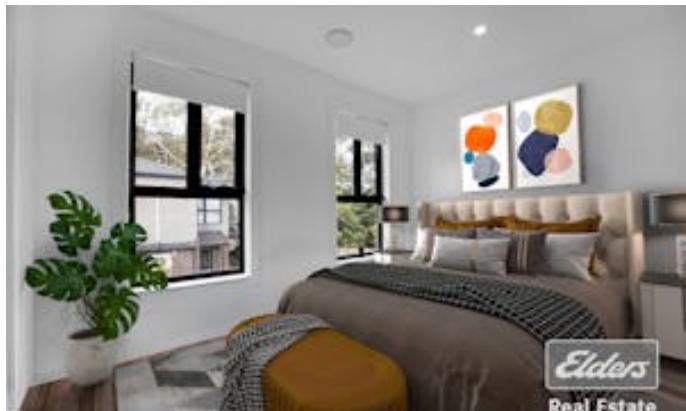
DISCLAIMER: All stated dimensions are approximate only. Given are for general information only and do not constitute any representation on the part of the vendor or agent.

Images may contain virtual staging.

Please see the below link for an up-to-date copy of the Due Diligence Checklist:
<http://www.consumer.vic.gov.au/duediligence>

- Bedrooms: 3
- Bathrooms: 2
- Single garage









**2/34 BEDDOE ROAD,
CLAYTON**



Measurements are approximate. Not to Scale. illustrative purposes only.