

**1/35 The Boulevard, Thomastown, Vic 3074**

Rata & Co.

**Townhouse For Sale**

Thursday, 13 June 2024

1/35 The Boulevard, Thomastown, Vic 3074

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Michael Cananzi  
0413857837



Julian Vocale  
0457602425

**\$700,000**

Sitting in the absolute heart of Thomastown is this outstanding home offering convenience in every way. Find yourself within walking distance to Thomastown train station, Station St/ May Rd shops, High St shops, local cafes/ restaurants, reputable schools and lovely parklands. Spanning across two levels you will find two good-sized bedrooms with walk-in robes as well as the master bedroom offering a walk-in robe and full ensuite. The bedrooms are serviced by a contemporary, central bathroom including a bath. The open plan living and dining area is filled with an abundance of natural light and seamlessly flows through to the stunning kitchen offering stone waterfall benchtops, s/s appliances and a breakfast bar. From here, you can access the low-maintenance courtyard where you can entertain or simply sit and enjoy the sunshine. Additional features of this magnificent home include a lock up garage with internal access, a powder room, European laundry and split system heating/ cooling. A home sure to impress upon inspection! Suitable especially for first home buyers, families and investors looking to add a quality, low-maintenance home to their portfolio. Get in touch today. PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](https://rataandco.com.au/privacy-policy) Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from [land.vic.gov.au](https://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.