

**1/70 Grange Boulevard, Bundoora, Vic 3083**

Rata & Co.

## **Townhouse For Sale**

Wednesday, 13 March 2024

1/70 Grange Boulevard, Bundoora, Vic 3083

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 9 m2**

**Type: Townhouse**



Mary Ali

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## **AUCTION Sat 6 Apr 9:30am**

A commanding street presence in a prime, central location offers an outstanding opportunity for investors and smart purchasers. Take advantage of this ideal townhome that features downstairs central kitchen with ample storage and bench space, sitting room/meals area and separate living room at rear that leads out to a private courtyard. Upstairs, two robed bedrooms share a central bathroom and each have access to their own balcony. Set amongst the leafy and idyllic Grange Estate in Bundoora, you will benefit from being walking distance to Polaris Shopping Centre, #86 tram and Bundoora Park. Additionally, enjoy having La Trobe Uni and the Plenty Road network of amenities at your doorstep. Additional features include alarm system, split system heating and cooling, low maintenance gardens and separate carport. An incredible opportunity that cannot be missed. Enquire today to find out more. PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://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](http://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.