

# 1 Simpson Street, Thomastown, Vic 3074

Rata & Co.

## House For Sale

Saturday, 17 February 2024

1 Simpson Street, Thomastown, Vic 3074

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 529 m2**

**Type: House**



Mario Tucci  
0394657766

## AUCTION Sat 16 Mar 11:30am

This beautifully updated and well-maintained home situated in a perfect location now awaits its new owners! The flowing single level layout is filled with an abundance of natural light throughout and offers lovely a contemporary design. The home comprises of three large bedrooms, a gorgeous family bathroom, and a spacious open plan living and dining area completed by the well-appointed kitchen offering a dishwasher, ample storage/ bench space and a breakfast bar. Journey outside to find a decking and patio area that is ideal for entertaining, as well as a well-manicured yard offering the perfect area for the kids to play! From here, you can also access the lock up garage. Additional features include ducted heating, timber floor boards, and split system cooling. Sitting in a prime location, find yourself within walking distance to Thomastown secondary college, Thomastown west primary schools, Thomastown recreation and aquatic centre, library, train station and High St shops and supermarket. Major shopping centres and nearby freeway access are just a short drive away also. A perfect opportunity for first home buyers, families and astute investors. Get in touch today to secure this outstanding opportunity!

PHOTO ID REQUIRED  
Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)  
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