

# 1 Sladen Close, Thomastown, Vic 3074

Rata & Co.

## House For Sale

Wednesday, 24 April 2024

1 Sladen Close, Thomastown, Vic 3074

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 617 m2**

**Type: House**



Mario Tucci  
0394657766

## AUCTION Sat 25 May 2:30pm

Sitting in the highly sought after West Thomastown pocket and in a quiet cul-de-sac is this beautiful family home. Elevated, quality built and situated on 617m<sup>2</sup> (approx), this is a fantastic opportunity for first home buyers, growing families and investors looking to add a quality home to their portfolio. Upon entry you are greeted into the spacious entryway, setting the precedence of what is to find throughout. Journey to your left into the open plan, formal living and dining area which seamlessly flows through to the light-filled dining area completed by the lovely timber kitchen offering a breakfast bar and ample storage/ bench space. Bedroom accommodation includes three robed bedrooms serviced by a family bathroom with a separate bath and shower. The grande master suite also conveniently offers a walk-in robe and full ensuite. Before making your way outside you will find a sunroom, a versatile space that can be used as a study, for entertaining and so much more. The well-manicured yard space offers plenty of space for all members of the family to enjoy. Additionally, a lock up garage and off street parking spaces accommodate plenty of cars. Additional features of this amazing home include heating, security shutters, drive through access to the backyard from the garage and an array of established fruit trees. Centrally located, find yourself just moments from reputable schools, child care facilities, local supermarkets/ shops, public transport, tranquil parklands and a short drive to major shopping centers and nearby freeway access. So much more to explore upon inspection, get in touch today! 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.