

125 Alexander Avenue, Thomastown, Vic 3074

Rata & Co.

House For Sale

Friday, 19 April 2024

125 Alexander Avenue, Thomastown, Vic 3074

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 556 m2

Type: House



Michael Cananzi
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Julian Vocale
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AUCTION Sat 18 May 11:00am

Beautiful and well positioned, 125 Alexander Avenue offers a lovely opportunity to astute buyers. Sitting on a sizeable 556m² (approx) block, there is plenty to offer both indoors and outdoors, even the opportunity of potential re-development (STCA). With a wide frontage, there is suitable design options for a side by side duplex development and potential second dwelling to the rear (STCA). Upon entry you are greeted into the spacious, light-filled open plan living and dining area where you can access the gully timber kitchen featuring stone benchtops, s/s appliances and a dishwasher. The modern, central family bathroom offers neutral tones and floor to ceiling tiles. Bedroom accommodation includes three good-sized, robed bedrooms. The well-manicured backyard area includes an alfresco and gazebo allowing for entertaining all year round, whilst the remainder of yard provides ample space for the kids to play, pets to run around or to simply sit and enjoy the sunshine. Adding to the convenience of the home, there is a lock up garage and plenty of off-street car parking. Additional features include evaporative cooling, ducted heating, timber floor boards, a low-maintenance front yard, new hot water unit, new roof paint, new interior and exterior rendering paint, gutter, new venetian blinds and new glass wardrobe sliding doors. Ideally located just moments from reputable primary and secondary schools, local supermarkets/ cafes/ restaurants, public transport, parklands/ reserves and just a short drive to major shopping centers and nearby freeway access. A perfect opportunity for first home buyers, young families, investors and builders/ developers (STCA). PHOTO ID REQUIRED Due diligence checklist - consumer.vic.gov.au/duediligencechecklist Privacy Policy and Privacy Collection Notice - 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. 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.