

13/90 Edgars Road, Thomastown, Vic 3074



Unit For Sale

Saturday, 28 October 2023

13/90 Edgars Road, Thomastown, Vic 3074

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Unit



Andrew Mizzi
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\$440,000 - \$480,000

Discover your dream home, a savvy investment, or a comfortable downsizing option in this delightful two-level residence nestled in the tranquil Edgars Road Gardens in Thomastown. With abundant natural light, a well-designed layout and an array of appealing features, this property caters to a wide range of buyers. Enjoy an influx of natural light that bathes the spacious interiors, starting with a welcoming formal lounge with floorboards that seamlessly connect to a well-appointed kitchen with stainless steel appliances and complete with an adjoining meals area and a generously sized brand new walk-in pantry. Upstairs, you'll find three spacious bedrooms, all featuring built-in robes, and the central bathroom with a bath and shower. A separate toilet adds convenience and functionality to your everyday life. Entertaining becomes a joy in the resort-style decked outdoor area and the low-maintenance garden that will make you feel like you're on vacation in your own backyard. Extra features include ducted heating and air conditioning, an internally accessible garage and an additional toilet on the ground floor. The property's prime location provides easy accessibility to the Ring Road and places you within walking distance of schools, shops and parks. Plus, the secure and private estate features communal BBQ areas, perfect for gatherings with loved ones. Whether you're a first-time home buyer, an investor, or a downsizer, this residence has something special to offer. First-time home buyers, you've found your ideal entry point into the property market. This residence's tranquil setting, convenient location and contemporary comforts make it the perfect place to call your very first home. For investors, this property offers an enticing opportunity to enjoy some of Melbourne's strongest rental yields. Its prime location and modern features make it an ideal addition to your investment portfolio, promising a solid return on investment. For those looking to downsize without compromising on comfort, this residence offers a practical, low-maintenance solution in a serene setting. This is a remarkable opportunity you won't want to miss! Land size: 138 sqm approx Deposit: 10% of the purchase price Settlement preference: 30/45/60 days Rental assessment: \$450-\$470 per week Body corporate fees: \$1240 per annum approx