

**189-195 Smith Street, Thornbury, Vic 3071**



**House For Sale**

Wednesday, 17 April 2024

**189-195 Smith Street, Thornbury, Vic 3071**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



John Catanzariti  
0419384060



Chris Michael  
0410070347

**Sale By End Date: \$1,800,000 - \$1,980,000**

Dressed with limitless potential for the buyer with vision, an opportunity of a lifetime best describes this value-packed home inside the Thornbury Primary School and Northcote High School zones! Boasting four separate titles on a generous 664sqm (approx.) block with a 24.1m (approx.) north-facing frontage, there's potential to build four separate dwellings on their own title, with no common land and their own street-facing frontage (STCA). A solid single-level, three-bedroom family home currently occupies the prized block, and thanks to its excellent condition, rich Art Deco charm, beautiful lounge and dining areas with updated contemporary flooring, renovated kitchen with a 900mm stainless steel cooker, ornate high ceilings, ducted heating, split-system cooling and a large undercover entertaining area, you could also choose to retain the home for your family's enjoyment and build your nest egg on a vacant title (STCA). Central to trendy Miller Street cafés and shops, trams, Thornbury train station, the world famous High Street dining strip, cosmopolitan Sydney Road, the Merri Creek Trail and Northcote Public Golf Course, it's an opportunity of a lifetime!