

**2/9 Edna Street, Thomastown, Vic 3074**

Rata & Co.

## **Unit For Sale**

Monday, 18 March 2024

2/9 Edna Street, Thomastown, Vic 3074

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Mario Tucci  
0394657766

## **AUCTION Sat 13 Apr 12:30pm**

Nestled in a quiet pocket of Thomastown is this beautiful hidden gem. Unique in its design, the home combines contemporary, convenient and low-maintenance living to provide you all you need from the moment you step inside. The single level layout offers three robed bedrooms, with the master including a full ensuite and walk-in robe. The neutral toned family bathroom is central to the bedrooms and offers a separate bath and double vanity. Journey through to the light-filled open plan living and dining area which is adjoined by the well-appointed kitchen offering quality s/s appliances, stone benchtops, a dishwasher and breakfast bar. The low-maintenance courtyard provides the perfect space to entertain under the pergola or purely just to relax and enjoy the sunshine. Here you will find access to the lock-up garage. Additional features of the home include a large separate laundry, ducted heating and split system cooling. Situated between both High Street and Dalton Road, you will find yourself within close proximity to amenities include Station St/ May Rd shops, Thomastown train station, reputable schools, early learning centers, local cafes/ restaurants, parklands and nearby freeway access. An opportunity ideal for first home buyers, families, downsizers and investors. PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](https://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](https://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.