

# 2 Bella Court, Thomastown, Vic 3074



## House For Sale

Thursday, 15 February 2024

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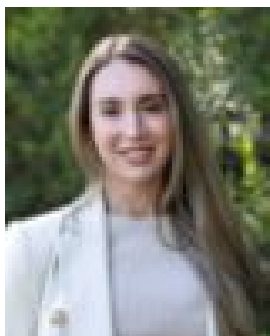
Bedrooms: 4

Bathrooms: 3

Parkings: 6

Area: 892 m2

Type: House



Stephanie Lentini  
0390705095



Matthew Zagami  
0390705095

**\$725,000 - \$775,000**

Bella family living on huge block with versatile studio! In a peaceful, friendly cul-de-sac, this intelligently enhanced four bedroom, three bathroom home provides immediate comfort to families who enjoy a seamless indoor/outdoor transition and the flexibility that comes with an external self-contained studio. Resting on a sizeable 900m<sup>2</sup> approx. block that offers abundant driveway off-street-parking, the property has been lovingly maintained to create a warm and inviting ambience from the moment you step through the front door. The spacious lounge is perfect for watching your favourite movies, while the immaculate kitchen/meals is fully-equipped in s/s appliances including dishwasher, gleaming stone benches, breakfast bar and ample cabinetry. Once outside, you will complete tranquillity, as the undercover entertaining overlooks a leafy green backyard –pet-friendly and encompassed by manicured garden beds. There is also a self-contained studio boasting accommodation, living space, bathroom and Coonara wood heater perfect for teenagers, elderly parents or capitalising on rental return. Additionally, the large, insulated r/c garage has potential for a workshop bench. Comprising BIRs, fully-tiled ensuite with spa bath, internal laundry with bathroom facilities, solar power, ducted heating, evaporative cooling and two split system units. Quick access to major freeways, popular schools and childcare. It's moments to Edgars Creek Trail/parkland, sporting facilities, local shops and bus routes.