

# 217 The Boulevard, Thomastown, Vic 3074

Rata & Co.

## House For Sale

Friday, 29 March 2024

217 The Boulevard, Thomastown, Vic 3074

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 543 m2**

**Type: House**



Jim Vlahos

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## **AUCTION Sat 27 Apr 11:15am**

Perfectly positioned neat and tidy family home that ticks all the boxes. Conveniently located within a minutes walk to Lalor Plaza Shopping Centre, schools, parks and bus stop for an easy ride to Thomastown train station or in the other direction Uni Hill Bundoora & the Plenty Rd Tram. A short drive for easy access to the Western Ring Road makes this a very desirable location. This structurally sound home sits securely behind a high fence and gates with a private yard and driveway enabling off street parking for up to 7 cars. It has the potential for you to add your own personal flair. Featuring 3 bedrooms master with BIR's, spacious L shaped lounge / dining area, gas ducted heating & 2 split system air con units, functional kitchen with ample cabinetry & large meals area, tiled bathroom and separate laundry. Long driveway leading to a carport and garage. Established gardens with concrete walkways and veranda complete this lovely property. All this on a generous 540m<sup>2</sup> allotment. PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://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](http://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.