

**3/82-84 Rossmoyne Street, Thornbury, Vic 3071**

COLLINGS  
REAL ESTATE

**Unit For Sale**

Tuesday, 9 January 2024

3/82-84 Rossmoyne Street, Thornbury, Vic 3071

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



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## **\$1M-\$1.1M - Private Negotiation**

Discover the perfect blend of comfort, convenience, and style in this immaculately presented three-bedroom villa, nestled in a serene boutique development. Located just a stroll away from High Street's vibrant shops, cafes, tram, train services, and the lush Penders Park, this property promises a lifestyle of ease and accessibility. As you step inside this single-level unit, one of only four in the block and discreetly positioned at the rear for added privacy, you're greeted by a spacious lounge room that radiates warmth and welcome. The separate kitchen and meals area is a culinary delight, boasting gas cooking and ample storage, perfect for home-cooked meals and gatherings. The villa features three generously sized bedrooms, two equipped with built-in robes, all serviced by a newly updated central bathroom with a separate shower and bath. The master bedroom is a tranquil retreat, complete with a ceiling fan for added comfort. But the charm doesn't end there. Step outside to discover not one, but two separate courtyards. The first courtyard, with its undercover alfresco area, is an entertainer's dream, ideal for hosting gatherings or enjoying quiet moments outdoors. The second courtyard offers additional space for relaxation and outdoor activities. Both courtyards provide convenient access to the single lock-up garage, accessible from St David Street, and include a second off-street car park for guests. Additional features include split system cooling and heating for year-round comfort, a separate toilet, and a practical laundry area. This villa ensures a hassle-free living experience. Whether you're a first-time homebuyer, an investor, or looking to downsize, this property is a smart investment in a highly sought-after location. Don't miss the opportunity to make this delightful villa your new home and embrace the lifestyle you've been dreaming of.