

**3/85 Hutton Street, Thornbury, Vic 3071**



**Unit For Sale**

Tuesday, 30 April 2024

3/85 Hutton Street, Thornbury, Vic 3071

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 59 m2**

**Type: Unit**



Mat Suckling

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**\$395,000 - \$430,000**

3/85 Hutton Street, Thornbury presents as a terrific opportunity to an astute buyer looking to purchase into the booming and aspirational inner north of Melbourne. The home represents amazing value that would appeal to any first home buyer, downsizer or investor looking to purchase blue-chip real estate close to all the important amenities that make property so valuable and a safe long-term investment. The home itself is spacious - the ground floor design allows comfort and separation between the bathroom, study / second bedroom and master bedroom. Of particular appeal is the fact that the entrances to these spaces are away from the formal living / dining, providing extra privacy and security. The master bedroom is large enough to accommodate a queen-sized bed with 2 bedside tables, with plenty of storage thanks to the full height & length, mirrored built in robes. The second bedroom / study is a functional space that can be used as a year-round office, a room to house guests or as the ultimate games room. The meals and family room are combined to open onto a north facing courtyard / terrace capturing plenty of natural light throughout the year. Whilst the kitchen is serviced by the most important specifications - 60cm stainless steel appliances including a dishwasher, under bench and overhead cupboards, a separate laundry with access from the hallway is the finishing touch on beautifully designed and finished home. Off-street parking is facilitated by a genuine underground basement car space (not a stacker!) whilst extra storage is available via the full height storage cage adjacent to the car park. Walking distance to important public transport (Route 11 Tram - St George's Road, Thornbury Train Station), Schools (Thornbury Primary School), parks and reserves as well as famous shopping destinations like High Street, Northcote & Preston Market. Please contact Mat Suckling on 0418 880 062 for more information. PLEASE NOTE: \*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.\* Photo ID required at all open for inspections