

**32 Thomson Avenue, Laverton, Vic 3028**



**House For Sale**

Thursday, 18 April 2024

**32 Thomson Avenue, Laverton, Vic 3028**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 550 m2**

**Type: House**



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## \$550,000 to \$590,000

Presenting 32 Thomson Avenue, Laverton, a recently renovated home that infuses a fresh aesthetic and ambiance into the residence. This property is perfectly suited for those seeking a new home or looking to expand their rental portfolio. Boasting a land size of approximately 550m<sup>2</sup>, there are possibilities for development (STCA). Step inside to discover a spacious layout featuring:

- Three generously sized bedrooms, each thoughtfully designed to offer comfort and convenience.
- The fully renovated central bathroom adds a touch of luxury, providing a serene retreat for residents.

The heart of the home lies in the well-appointed kitchen, seamlessly integrating with the open meals/dining area to create a central hub for family gatherings and entertaining.

- Experience the warmth and brightness of the expansive living area, where natural sunlight floods through large glass windows, creating an inviting atmosphere for relaxation and socializing.
- Outside, the property unfolds into a sprawling backyard complete with sheds, offering ample storage solutions for added convenience.

This property presents an excellent opportunity for investors, with the potential to earn rental income while exploring options for multi-unit development. With a potential rental income of \$420 - \$440 per week, this property offers both financial rewards and comfortable living for residents. Conveniently located just minutes drive away from Laverton station, residents enjoy easy access to a myriad of amenities, including schools, public transport options, parks, and medical facilities. Laverton's prime location and promising future make it a highly sought-after suburb, recently recognized as one of the top suburbs to watch in the Melbourne real estate market. Don't miss out on this incredible opportunity to invest in Laverton's future. Contact us today for more information and to arrange a viewing of 32 Thomson Avenue.

**Disclaimer:** Please note that all information in this advertisement is accurate to the best of our knowledge. We recommend interested parties undertake their due diligence, please refer to the following link: <http://www.consumer.vic.gov.au/duediligencechecklist>. Open for inspection times are subject to change; please check online on the day for the latest information.