

**41 Arndell Street, Thomastown, Vic 3074**

Rata & Co.

## Unit For Sale

Sunday, 10 March 2024

41 Arndell Street, Thomastown, Vic 3074

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Alex Doucas  
0419593311

## AUCTION \$390,000 - \$429,000

Welcome to your dream home! This immaculate property boasts open plan living, 2 large robed bedrooms, and a range of high-quality features that will impress even the most discerning buyer. The modern kitchen is a chef's delight, equipped with a 900mm stainless steel gas cooktop, under bench oven, and dishwasher. Stay comfortable year-round with split system heating/cooling in the living room and main bedroom. Enjoy the convenience of a private courtyard with additional side gate access and a storage shed, perfect for outdoor entertaining. The remote garage with internal access and alarm system provide added security and peace of mind. With downlights throughout, a huge bathroom with a separate bath and shower, and premium fixtures and fittings, this home offers luxury living at its finest. Located in a prime position within walking distance to all amenities, this property is ideal for first home buyers or those looking to downsize. Don't miss out on this rare opportunity - schedule a viewing today! 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.