

**44/90 Edgars Road, Thomastown, Vic 3074**

Rata & Co.

## **Townhouse For Sale**

Friday, 5 April 2024

44/90 Edgars Road, Thomastown, Vic 3074

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Mario Tucci  
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## **AUCTION Sat 4 May 1:30pm**

Nestled in a quiet complex is this updated, low-maintenance home that is located central to all you need. Combining both contemporary and convenient living, this beautiful home provides a relaxing and comfortable abode allowing you to make lifestyle and leisure an upmost priority! Spanning across two levels the home boasts three generous sized bedrooms completed with built-in robes and a beautifully updated bathroom with a free standing bath. The ground floor is saturated with natural light and a warm ambiance, and includes a spacious separate lounge room, a well equipped kitchen meals area featuring a stone waterfall benchtop, s/s appliances and immediate access to two secured outdoor entertaining areas. Additional features include a European laundry, powder room, ducted heating, split system heating and cooling, remote garage with internal access and easy to maintain manicured gardens. Ideally located just a short distance from Thomastown train station, local supermarkets/ shops, reputable primary and secondary schools, recreational facilities, parklands and freeway access. An ideal opportunity for first home buyers, young families and astute investors. Get in touch today to secure this wonderful opportunity. 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.