

44 Cedar Street, Thomastown, Vic 3074

Rata & Co.

Sold House

Friday, 11 August 2023

44 Cedar Street, Thomastown, Vic 3074

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 732 m2

Type: House



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\$820,000

Take the guess work out of your next development. Complete with working drawings and engineering, this site comprises of planning permit for 4 dwellings. The Plans & Permits: Dwelling 1 – 3 bedroom townhouse. 2 bathrooms plus powder room. Independent street frontage, single lock up garage with internal access. 12.9 squares. Dwelling 2 – 2 bedroom townhouse. 2 bathrooms plus powder room. Single lock up garage with internal access. 10.3 squares. Dwelling 3 – 2 bedroom plus study townhouse. 2 bathrooms plus powder room. Single lock up garage with internal access. 12.9 squares. Dwelling 4 – 2 bedroom townhouse. 2 bathrooms plus powder room. Single lock up garage with internal access. 11.2 squares. The Home: A elevated triple fronted brick home in the heart of Thomastown is only minutes away from Thomastown train station, Station St, May Road and High St shopping, cafes, restaurants, schools and the Western Ring Road. The spacious home flowing floorplan features a kitchen with freestanding cooker and great cabinetry space. 3 large bedrooms, central bathroom, formal living and dining space, as well as a formal dining space. Bonuses include great garden space, laundry, lock up garage and more. The block: measuring approx. 732sqm. A great opportunity to capitalise on the future! A home ready to rent, while you prepare to tackle on this thoroughly thought out design! Please contact us to obtain further documents. PHOTO ID REQUIRED Due diligence checklist - consumer.vic.gov.au/duediligencechecklist Privacy Policy and Privacy Collection Notice - 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. 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