

8 Simpson Street, Thomastown, Vic 3074

Rata & Co.

Sold House

Friday, 3 November 2023

8 Simpson Street, Thomastown, Vic 3074

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 537 m2

Type: House



Mario Tucci
0394657766



Paul Rametta
0449094844

\$671,000

This elevated family home has been well-kept and now awaits its new owners! Set in a prime location and on a corner block, the opportunity for future development may be explored by builders/developers (STCA). The opportunity is also perfect for first home buyers and families looking to secure a long-term home, or investors wanting to maximise on high rental yields and future capital growth. The single-level layout offers three good-sized bedrooms (two with BIR), a central bathroom with a separate bath and shower, a large formal living area and a spacious timber kitchen with adjoining dining area. Additionally, the home offers a sunroom, a versatile space fit for entertaining. The outdoors area offers ample space with a small cellar under the back patio and a lock-up garage. Additional features include ducted heating, roller shutters, a separate laundry, additional WC accessed via the sunroom and updated flooring. Location couldn't be more ideal, with easy access to amenities including reputable primary and secondary schools, High Street shops, local supermarkets, Thomastown station, bus stops, recreational facilities, parklands and nearby freeway access. Get in touch today to secure this wonderful opportunity! 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.