

**2/45 Normanby Avenue, Thornbury, VIC, 3071**

COLLINGS  
REAL ESTATE

**Sold Apartment**

Saturday, 17 August 2024

2/45 Normanby Avenue, Thornbury, VIC, 3071

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Christian Gravias  
0394862000

## **Modern Apartment, Adjacent to Thornbury Train Station**

104/23-25 Clapham Street Thornbury

Built by quality builders and designed by award-winning MAP Architecture, the façade of this building flows with authenticity, only 8 KM from Melbourne's CBD, Tram #86 is a short stroll away, whilst Tram #11 on St Georges Road is within walking distance, the presence of High Street shops and cafes is unbeatable.

Luxurious add-ons on offer include top-of-the-range SMEG appliances, designer tapware and timber-look flooring throughout. Two generous bedrooms are complemented by a modern main bathroom and separate ensuite, European Laundry tucked away, plus a spacious living/dining space with sliding doors opening onto a well-designed outdoor space that is uniquely large enough to entertain multiple guests at a time.

Additional benefits include air conditioning, mirrored wardrobes throughout both bedrooms, and secure car space with two storage cages via remote access. A unique combination of stylish and ultramodern presentation creates the ultimate designer lifestyle in this open-minded Thornbury apartment with unobstructed views and flowing throughout with natural light. The location is irresistibly attractive, situated literally across the road from Thornbury Train Station (accompanied by double-glazed windows/doors throughout to maintain that peace and quiet), this generous two-bedroom apartment is one of just 27 within the recently completed 7 North Development