

**4/126 The Boulevard, Thomastown, VIC, 3074**

Rata & Co.

**Townhouse For Sale**

Sunday, 3 November 2024

4/126 The Boulevard, Thomastown, VIC, 3074

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**

## Welcome Home!

Step into a world of contemporary elegance. This exquisite two-bedroom townhouse offers an exceptional lifestyle opportunity for the discerning first home buyer or astute investor. With craftsmanship at its finest, this property stands out with its modern design and proximity to essential amenities, including the Thomastown Train Station, the bustling High St Shopping precinct, and reputable local schools.

The heart of the home features a spacious open plan living area, illuminated by natural light, complemented by a sleek kitchen. Stainless steel appliances, stone benchtops, ample storage and walk in pantry making it a chef's delight. The allure of quality continues with porcelain tiles, LED lighting, and the comfort of heating and refrigerated cooling throughout the living spaces and bedrooms.

Upstairs, indulge in the privacy of two generously sized bedrooms, each boasting expansive built-in robes. A bright, stylish bathroom and a sizeable study nook complete the upper sanctuary. Outside, enjoy the tranquillity of a private courtyard, complete with a garden shed, water tank, and beautifully landscaped gardens.

Parking is effortless with a single remote garage with internal access, adding to the convenience of this impeccable townhouse. This is more than a home; it's a statement of lifestyle and a wise investment in your future.

### PHOTO ID REQUIRED

Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)

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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