



4 Pleasant Road Thomastown, VIC

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## GROWTH ZONE RGZ1 DEVELOPMENT SITE WITH EXCITING POTENTIAL

First time offered to the market presents a truly rare and limited opportunity to secure this exceptional property sitting on a huge parcel of land approx 730m<sup>2</sup>, superbly located within the lucrative RGZ1 Residential Growth Zone,

just meters to High St shops, IGA Supermarket, leisurely stroll to Thomastown train station, cafes, eateries and the area's best amenities.

On offer is this charming, well maintained timber family home packed with features of yesteryear and unlimited potential to renovate, extend, redevelop as a multi-unit site (STCA) or Land Bank for future capital growth.

Comprising formal lounge with Vulcan oil heater, 2 good sized carpeted bedrooms, well appointed kitchen with standalone electric stove, updated central bathroom, huge sunroom with gas heater as well as split system heating/cooling, separate laundry, undercover verandah, bungalow, carport for vehicle accommodation, established gardens with very desirable north facing rear yard.

**Price:** Set Negotiation closes Fri 31st July at 5:00pm



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