



1/8 Frederick Street Thomastown, VIC

2 1 2

**SIZEABLE AND AFFORDABLE - WALK TO THE TRAIN AND SHOPS**

A fantastic and affordable start for the New Year 2024 for first home buyers on a budget, astute investors and keen renovators looking for their next exciting project. This substantial home is situated in a great lifestyle location with the convenience of having everything you need all within walking distance.

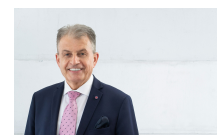
Leisurely stroll to Thomastown train station, bus services, local schools, High Street strip with its shops, cafes and eateries, plus the vibrant multicultural Lalor shops and easy reach to the M80 Ring Road Network for that extra commuting convenience to the CBD or out to the airport.

Behind the picket fence, the bonus of a large front yard adds to the appeal of this charming timber home that comprises inviting lounge room with wall mounted air conditioner, 2 generous sized bedrooms with built in robes, classic timber kitchen with plenty of cupboard space, gas stove cooker, breakfast bench, meals area, central family bathroom, full size laundry and separate toilet.

**Price:** ESR \$470,000 - \$510,000



**Ryan Di Natale**  
0418 330 587  
ryan.d@lovere.com.au



**Ilia Menkinoski**  
0417 528 100  
ilia.m@lovere.com.au

# 1/8 Frederick Street, Thomastown



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.



1/8 Frederick Street

Thomastown, VIC