

8 Aviary Grove, Thornbury

## Vacant & Move-In Ready in the Heart of Thornbury

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Positioned in a quiet and convenient pocket of Thornbury, this modern double-storey townhouse presents an outstanding opportunity for owner-occupiers and investors alike.




Currently vacant and ready for immediate occupancy, this home offers flexibility, convenience and lifestyle appeal without delay.

### Property Highlights:

- " Vacant —move straight in or lease out immediately
- Two generous bedrooms, both with built-in robes
- Master bedroom with private ensuite
- Light-filled open-plan living and dining area
- Contemporary kitchen with quality appliances and ample storage
- Two modern bathrooms
- Split-system heating and cooling for year-round comfort
- " Secure remote garage with internal access
- " Low-maintenance design —ideal for busy lifestyles

Enjoy easy access to High Street cafés, public transport, parklands

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**FOR SALE**  
\$680,000 - \$730,000

**VIEW**  
Sat 2nd May @ 10:30AM - 11:00AM

**AGENTS**  
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LJ Hooker City Residential  
(03) 9600 2166

 **LJ Hooker**

and local schools, all just moments away. This is a fantastic opportunity to secure a stylish home in one of Thornbury's most sought-after locations.

Whether you're a first home buyer looking to enter the market or an investor seeking a strong rental prospect, this property ticks all the boxes.

Inspect with confidence —vacant and ready to go.

Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. The fixtures, fittings, appliances and services have not been tested and no guarantee as to their functionality or efficiency can be provided. Distances and timings are approximate. Prospect purchasers should independently verify the information contained in this document and refer to the due diligence check-list provided by consumer affairs. Click on the link for a copy of the due diligence check-list:

<http://www.consumer.vic.gov.au/duediligencechecklist>

## MORE DETAILS

Property ID	MCJHC2
Property Type	Townhouse
House Size	122 m2
Land Area	66 m2
Including	Air Conditioning Close to Schools Close to Shops Close to Transport

### Yannie Hou 0416 868 512

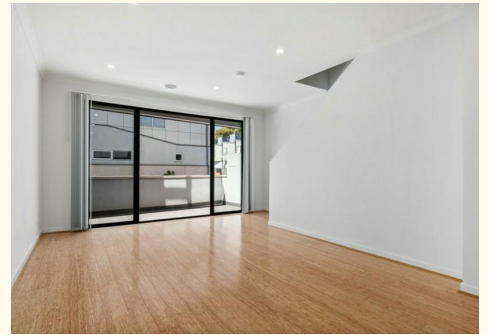
Senior Property Consultant | [yhou.rowville@ljhooker.com.au](mailto:yhou.rowville@ljhooker.com.au)

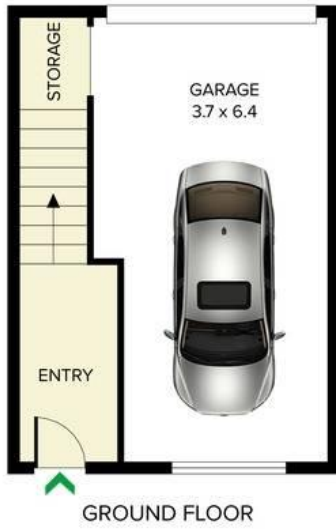
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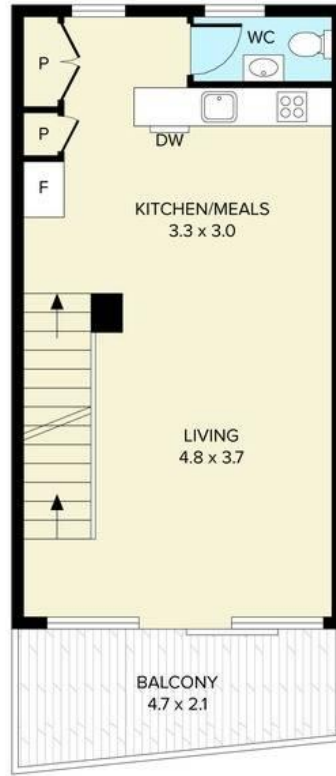
Upper Ground Floor, 439-445 Lonsdale St, MELBOURNE VIC 3000  
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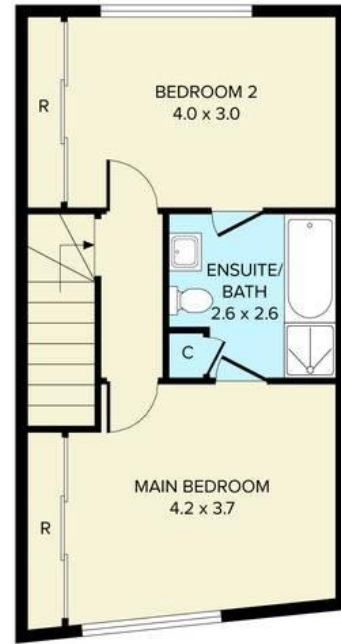


GROUND FLOOR

Internal Area: 122m<sup>2</sup>



1ST FLOOR



2ND FLOOR



THIS PLAN IS NOT TO SCALE. MEASUREMENTS ARE INDICATIVE AND IN METRES. SITE PLAN REFLECTS APPROXIMATE POSITION OF BUILDINGS ON PROPERTY ONLY AND IS NOT AN ACCURATE REPRESENTATION OF VEGETATION AND OTHER EXTERNAL LANDSCAPE FEATURES. THIS PLAN SHOULD NOT BE RELIED UPON AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

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