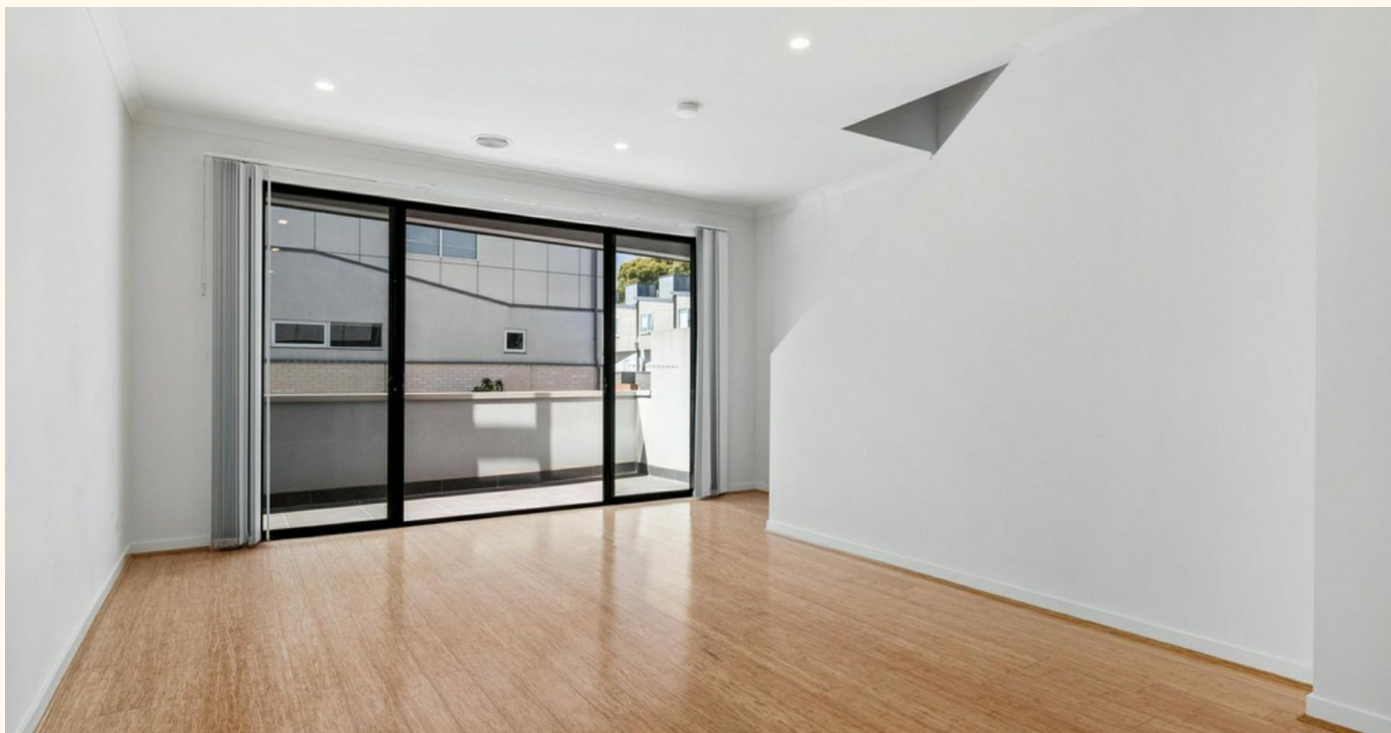


8 Aviary Grove, Thornbury

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

Vacant & Move-In Ready in the Heart of Thornbury

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

2 2 1

### FOR SALE

\$670,000 - \$710,000

### VIEW

Sun 4th Oct @ 1:10PM - 1:40PM

### AGENTS

Jerome Yie-Ong

0468777716

[ljhcityresidentialmelb-sales@mail.inspectrealestate.com.au](mailto:ljhcityresidentialmelb-sales@mail.inspectrealestate.com.au)

### AGENCY

LJ Hooker City Residential  
(03) 9600 2166

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.



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: Whilst every care has been taken to ensure the accuracy of the information provided, interested parties should rely on their own enquiries and due diligence. The agent and vendor accept no responsibility for any errors, omissions, or inaccuracies.

## MORE DETAILS

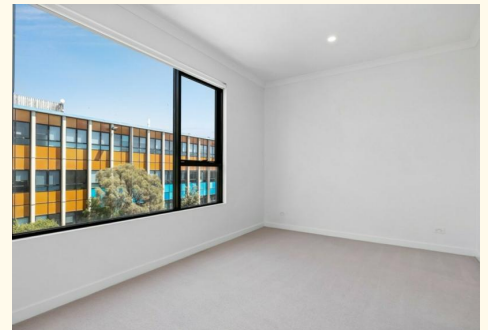
|               |                    |
|---------------|--------------------|
| Property ID   | MCJHC2             |
| Property Type | Townhouse          |
| House Size    | 122 m2             |
| Land Area     | 66 m2              |
| Including     | Air Conditioning   |
|               | Close to Schools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

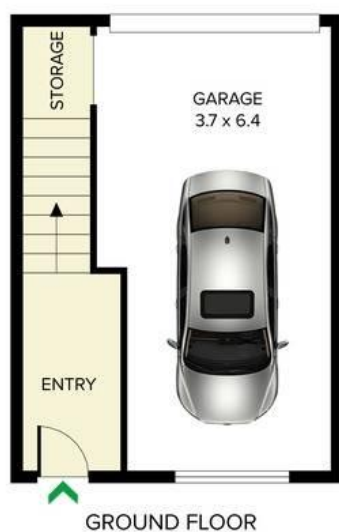
**Jerome Yie-Ong 0468777716**

| [ljhcityresidentialmelb-sales@mail.inspectrealestate.com.au](mailto:ljhcityresidentialmelb-sales@mail.inspectrealestate.com.au)

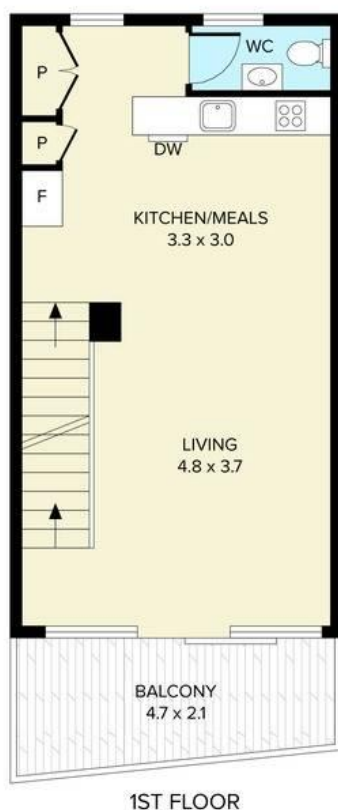
**LJ Hooker City Residential (03) 9600 2166**

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[cityresmelbourne@ljhooker.com.au](mailto:cityresmelbourne@ljhooker.com.au)





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



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.

floorpik by scandipik