

## Executive Summary

Address: 321 High Street, Thomastown, VIC 3074	
Project Type: Townhouse	Price: \$728K ~ \$764K
Floor Plan: 3Bed 2.5Bath 1+1Car	Completion: 2 Year Old

## Project Details



### Contemporary Living with Convenience and Style in the Heart of Thomastown

Discover sophisticated living at 321 High Street, Thomastown. These four exclusive residences offer a perfect blend of modern design and low-maintenance convenience, ideal for families or professionals seeking a connected lifestyle. Each generously sized three-bedroom home features spacious interiors, solid timber floating flooring, and a gourmet kitchen with premium finishes. Located just steps from Thomastown Station and vibrant shopping precincts, this address promises a lifestyle of ease, quality, and urban connectivity.

#### Property Features:

- High investment potential, Currently, two of the residences are already leased at \$650/PW.
- North-facing Backyard and private driveway for added convenience and accessibility.
- Gourmet kitchen equipped with quality stainless steel appliances.
- Luxurious 60mm quartz stone benchtops paired with stylish 2PAC cabinetry.
- Elegant solid timber floating flooring throughout living areas.
- Plush, high-quality carpet in all bedrooms for ultimate comfort.
- Split system heating and cooling ensuring year-round climate control.
- Contemporary brushed stainless steel hardware throughout the home.

## Key Selling Points

- ✓ Impressive Investment Returns
- ✓ Premium Design and Home Appliances
- ✓ Walking to Woolworths and Shops
- ✓ Walk to Bus Stop & Train Station
- ✓ Close to Parks and Public Amenities

## Featured Unit



THE FLOOR PLAN IS NOT TO SCALE. MEASUREMENTS ARE INDICATIVE AND IN METRES. EXTERIOR ELEMENTS ARE NOT IN POSITION. PLEASE SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND Rely ON THEIR OWN ENQUIRIES.

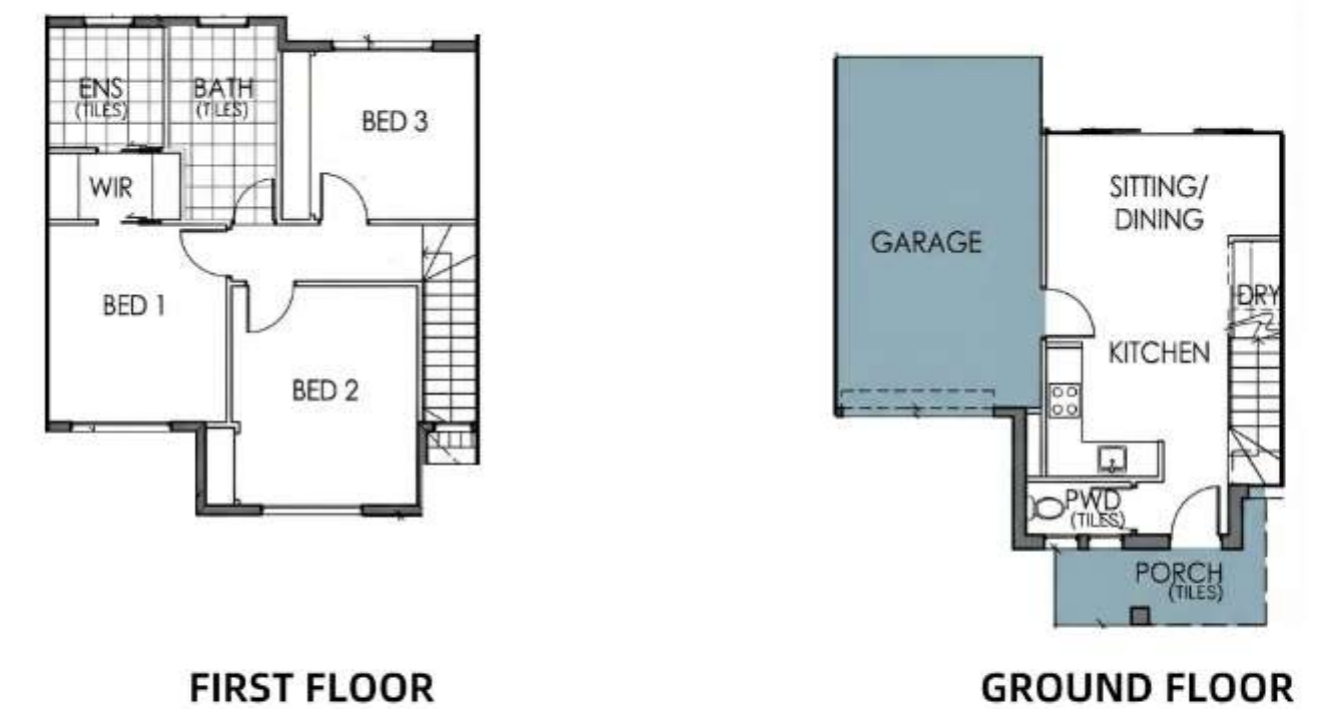
Produced by DIAKRIT

### Unit 1 - \$764,000

3 Bed | 2.5 Bath | 1+1 Car

Floor Area: 130.7m<sup>2</sup> approx.

### UNIT 3



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### Unit 3 - \$728,000

3 Bed | 2.5 Bath | 1+1 Car

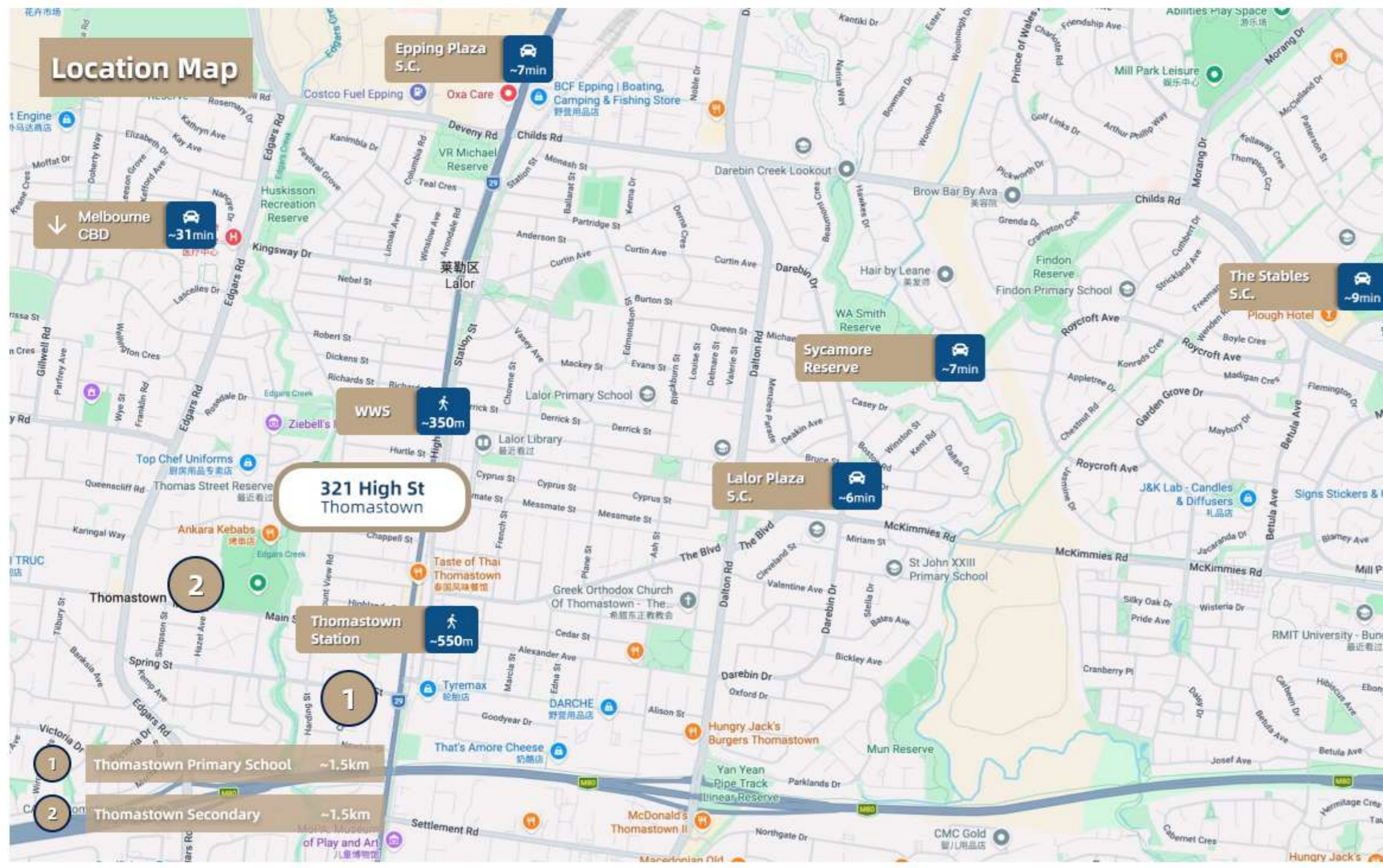
Floor Area: 115.6m<sup>2</sup> approx.

**Disclaimer:** All pictures shown are for illustration purpose only. Floorplans are not meant to be scaled. Availability and pricing displayed are the correct proposed selling price at the time this poster was prepared.

## Demographics - Thomastown

Income:	\$1,225 Household P.W.	Ancestry, top responses
Population:	20,234 Median Age: 39	Italian 13.8%
Marrige Status:	50.3% Married	Australian 11.4%
		English 9.6%

## Location Analysis



- [Transport] **Bus Stop Route 555/557** 1 min walk (50m)
- [Transport] **Thomastown Station** 7 min walk (500m)
- [Shopping] **High St Shopping Precinct** 5 min walk (400m)
- [Shopping] **Lalor Shopping Centre** 8 min walk (600m)
- [Park] **Gandhi Ground** 10 min walk (750m)
- [CBD Access] **Melbourne CBD via M2** 32 min drive (31km)



## Education

1	Zoned	Thomastown Primary School	~1.5km
2	Zoned	Thomastown Secondary College	~1.5km

