

**1/14 Armstrong Street, Reservoir, Vic 3073**



**House For Sale**

Tuesday, 26 March 2024

**1/14 Armstrong Street, Reservoir, Vic 3073**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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**\$700,000 - \$770,000**

Retaining its classic mid-century appeal, this solid brick home provides a ready-made lifestyle opportunity with its abundance of light and quality enhancements throughout - all in a blissfully quiet location with easy access to Regent's key lifestyle attractions. Immediately inviting, the home's elegant interior comprises two bedrooms (large master) along with tastefully renovated central bathroom and additional WC. With a delightful garden outlook, the front lounge flows through to the open meals area and contemporary-style kitchen complete with soft-close drawers, tiled splashbacks, stainless steel cooking appliances and integrated dishwasher. Other stand-out features include high ceilings and solid hardwood floors, gas heating and open fireplace (in the lounge), rear sunroom and adjoining laundry. You'll never have to worry about the change of seasons, surrounded by double glazed windows. Step outside to a private north-facing garden with brick paving, plus the added appeal of a large front yard and dedicated off-street parking space. Walking distance to Crispe Park, it's also close to Regent Station, Gilbert Road buses and trams, Edwardes Lake Park, as well as local primary schools and Edwardes Street shopping precinct.