

1/36 Tambo Avenue, Reservoir, Vic 3073

Rata & Co.

Townhouse For Sale

Wednesday, 12 June 2024

1/36 Tambo Avenue, Reservoir, Vic 3073

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Lachlan Mills
0427637130



Tony Lombardi
0433223278

AUCTION Sat 6 Jul 3:15pm

Situated in the heart of Reservoir, this delightful 2-bedroom, 1-bathroom townhouse offers a perfect blend of comfort and convenience. Low-maintenance and with street frontage, it is ideal for first homebuyers seeking convenience, or investors looking to grow their portfolio. Downstairs, the two generously sized bedrooms (both with BIR) are serviced by a stylish central bathroom, as well as internal access to the lock-up garage. Walk upstairs to find a modern kitchen with sleek appliances, ample storage and island kitchen. The open kitchen/dining/living area offers a bright and airy living space, with plenty of functionality. Have your morning coffee and enjoy sunsets on the north-westerly balcony. Outside you will find a charming courtyard, with an open grassed area, and plenty of room for a barbecue or veggie patch. The perfect example of great location, this home has easy access to multiple schools, as well as being around the corner from Broadway shopping strip and Northland Shopping Centre. Easy access to trams on Plenty Road and buses also allows for seamless transport to wherever you need to go. PHOTO ID REQUIRED Due diligence checklist - consumer.vic.gov.au/duediligencechecklist Privacy Policy and Privacy Collection Notice - rataandco.com.au/privacy-policy Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from land.vic.gov.au. This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.