

**1/58 Marchant Avenue, Reservoir, Vic 3073**

Rata & Co.

**Townhouse For Sale**

Wednesday, 12 June 2024

1/58 Marchant Avenue, Reservoir, Vic 3073

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 212 m2**

**Type: Townhouse**



George Ioannou  
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## AUCTION ESR \$670,000 - \$737,000

Excellent opportunity available for the home buyer or astute investor to secure this well maintained double storey residence situated in a wonderfully convenient Reservoir neighbourhood just north of Broadway. This modern townhouse presents an exceptional low-maintenance lifestyle opportunity with its clever design. A generous living/dining area accompanied by a well-appointed kitchen with stone benchtops, soft-close cabinetry and Westinghouse appliances (dishwasher, oven, gas cooktop and rangehood). With an abundance of natural light throughout. Beyond the bold architectural lines of its distinctive facade, discover a flawless interior comprising three double bedrooms (downstairs master with BIR), together with a stylish ensuite, main central bathroom and guest powder room (third WC). Along with split-system heating and cooling across both levels, this feature-packed home also includes efficient LED lighting, premium Verasol blinds throughout, instantaneous gas hot water service and concealed laundry facilities. Double sliding doors from the living area lead out to a spacious north-facing courtyard and high fences for added privacy, plus a large landscaped front garden (on title) and remote-control garage with internal entry. A short stroll to Broadway's shopping precinct and popular eateries, it's also close to Reservoir Station and choice of bus routes, as well as easy access to local schools, leisure centre and Darebin Creek parkland. PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](https://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](https://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.