

**1/60 Locher Avenue, Reservoir, Vic 3073**



**Unit For Sale**

Wednesday, 27 March 2024

1/60 Locher Avenue, Reservoir, Vic 3073

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Chris Michael  
0394788833



Sebastian Sorce  
0432187147

## **AUCTION \$470,000 - \$510,000**

Just because you're downsizing or purchasing your first home, it doesn't mean you have to downgrade in quality and compromise on lifestyle, particularly when you have the chance to secure this sparkling single-level unit and instantly boost your standard of living! Boasting its own attractive street frontage at the top of a private cul de sac that attracts minimal traffic flow, the peaceful location is ideal for raising a young family or enjoying your golden years. Its desirable low-maintenance footprint and pristine presentation will also appeal to investors looking for a fuss-free investment that can be leased out immediately. Dressed with polished Tasmanian oak hardwood timber floorboards, a welcoming hallway greets your arrival and thoughtfully separates the radiant open-plan living from the two large robed bedrooms, which are serviced by a stunning modern bathroom with on-trend styling. Cook in style in the deluxe corner kitchen, while the sun-kissed living enjoys direct access to the private rear courtyard. Climate-controlled with split-system heating/cooling, this instantly appealing unit also features a huge European laundry, single car space and solar hot water service with gas backup. Conveniently located within short walking distance of numerous parks, sporting reserves and bus services and moments from schools, Ruthven train station, the Metropolitan Ring Road and Broadway and Edwardes Street shops and cafes.