

# 1 Market Court, Reservoir, Vic 3073

## House For Sale

Thursday, 7 March 2024

**change.**

1 Market Court, Reservoir, Vic 3073

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 216 m2**

**Type: House**



Nicole Kim

0433545012

## Private Sale \$540,000 - \$570,000

Rare opportunity for a warehouse style shop conversion, nestled on a corner block, with large deck and garden. Move in and luxuriate in the abundance of space or choose to utilise the large block for extension (STCA). The commercial zoning means you also have the opportunity to convert the space to a combined living/business venture. This property offers superb open plan living space, with a large mezzanine area upstairs and a separate carpeted study. Or you could use this extra space to easily convert to a second bedroom. Downstairs offers spacious living and dining areas. Large kitchen with double sink, freestanding stovetop/oven, separate pantry and tons of storage cabinets underneath an extra long bench, doubling as a breakfast bar. French doors open onto a large decking area and leafy garden. At the far end there are double gated doors that open onto a fully paved secure off street parking area. Set in a quiet court, well off the main road, the area is surrounded by greenery. The small row of ten shops are all converted to residential flats so there is a quiet and intimate neighbourhood community. There is also a nearby shared bicycle/walking path taking you to the numerous shops, cafes and restaurants just up the road. There are many school options all located within a 3km radius.

**PROPERTY FEATURES:** - Commercial Zone 1 - Total property size 216sqm - Floating floorboards downstairs - Hardwood floorboards upstairs - Carpeted study with inbuilt shelves - Built in storage cabinets - Bath tub and shower - Newly installed Rheem instant gas hot water - Glass fronted wood heater with 3 speed fan & extra long flue reaching upstairs - Gas heater - Electric security roller blinds - Wire security screen at front - Kelvinator inverter air conditioner - Inbuilt wall pantry - Wall mounted bookshelf - Retractable washing line - Secure Off street parking for 1 car and 27 parking spaces out front - Newly painted - NBN ready

**NEARBY:** - 650m to Ruthven train station - 2.6km to Summerhill Shopping Centre - 5.4km to Northland Shopping Centre - 3.9km to Preston Market - 2.5km to Bunnings - 900m to Coles supermarket

**NEARBY SCHOOLS (WITHIN 1KM):** - Gellibrand Kindergarten 650m - Maharishi Elementary School 550m - Reservoir Primary School 900m - Keon Park Primary School 600m - Reservoir Views Primary School 700m - St Stephen's Catholic School 800m

Contact Nicole Kim on 0433 545 012 to arrange an inspection and secure this stunning property today! \*\* Sale Method: Private Negotiation