

**10/11-13 Ashley Street, Reservoir, Vic 3073**

**Nelson Alexander**

**Townhouse For Sale**

Wednesday, 24 April 2024

10/11-13 Ashley Street, Reservoir, Vic 3073

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Monica Chen  
0425449968



Petros Kouratos  
0406340248

## EOI \$500,000 - \$550,000

A Rewarding Reservoir Lifestyle Awaits! Sleek, stylish and bathed in sunlight, this modern townhouse boasts easy low-maintenance comfort in the tranquil heart of Reservoir. Stroll to shops, cafés, parks and trains for a lifestyle of convenience and effortless city access. Open plan living and dining flow seamlessly on the upper level, serviced by the sparkling kitchen with ample storage, tiled splashback and stainless steel appliances. Natural light streams in via the full-length balcony, basking in a brilliant northern aspect for alfresco dining in warmth and sunlight. The upstairs bedroom features a mirrored built-in robe, handily placed near the chic central bathroom serving the upper floor. The main bedroom is privately nestled downstairs with walk-in robe, spacious ensuite and sliding door access to a cosy rear deck for further outdoor relaxation. Additional highlights include split system heating and cooling, hidden Euro laundry, water tank and auto single garage with both rear and internal entry. A leisurely walk leads to Reservoir Village for local shops, cafés and eateries, with just 750m to Reservoir Station for trains to the CBD. Stroll through serene Edwardes Lake Park, or travel easily to Preston Market, local schools, La Trobe University, Northland Shopping Centre and lively High Street shops and dining.