

# 11/132A Leamington Street, Reservoir, Vic 3073

LOVE & CO

## Sold Unit

Friday, 11 August 2023

11/132A Leamington Street, Reservoir, Vic 3073

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Kannan Subramanian  
0394606511

**\$682,000**

Perfect presentation, impressive dimensions and gated access to the tracks and trails along Edgars Creek wetlands stretching to Edwardes Lake and the dog park are stand-out features of this renovated home, tucked peacefully and privately at the rear of the block. Set behind landscaped gardens, the interior opens to a spacious, light-filled living room that stretches out from a meals area integrating an updated kitchen. Boasting built-in robes and carpet, both bedrooms share a stunning family bathroom. Upgraded to include a stone vanity, back-to-wall bath and a frameless shower, it features designer tiles and indulges with a heated towel rail. A real size surprise, the private rear yard is a sanctuary for relaxed entertaining with a touch of sustainability! A large paved area and equally generous lawn are bordered by established low-maintenance plantings, fruit trees and raised veggie beds to keep the crisper stocked. The tavern, local shops and tavern are within a short stroll, while the heart of Reservoir, including the station, is an easy walk away. Lifestyle perfection awaits! \* All the benefits of 8 solar panels \* Watering system \* Garage, plus extra parking \* Lock up workshop \* Split system climate control \* Laundry with fitted storage \* Terracotta roof (recently repointed) Due diligence checklist - for home and residential property buyers <http://www.consumer.vic.gov.au/duediligencechecklist>