

**117 Hickford Street, Reservoir, Vic 3073**



**House For Sale**

Friday, 26 April 2024

**117 Hickford Street, Reservoir, Vic 3073**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 644 m2**

**Type: House**



Simon Lee  
0433533828



Jacky Kachab  
0431326738

## Private Sale \$899,000

Why you'll love it: Beyond its inviting garden and the perfect North/South facing orientation, this charming 3 bedroom family home presents unique character interiors and exteriors with established tranquil gardens ! Offering a huge potential on this flat approx. 644m<sup>2</sup> land in the General Residential Zone 1 (GRZ1) and scope to enhance or extend or develop or build a granny flat (STCA). Location: Sitting on a lovely street right opposite to the Dunstan Reserve and Aurrum Aged Care, 300m walk to Reservoir Views Primary School, 1km walk to Ruthven Train Station, Route 556 bus stop on Cheddar Road to Northland, 5 mins drive to Reservoir central, 10 mins drive to Preston market and Northland Shopping Centre and only approx. 13km to CBD ! Key features:- Secure gate at the front with remoted gate to the driveway- Front decking with Northern sun and views to the Dunstan Reserve - Open plan living and meal area with hybrid flooring throughout- Spacious kitchen with waterfall stone island bench and 900mm stainless steel gas cooking appliance - 3 generous sized bedrooms with built-in-robies- Family bathroom included shower on bathtub and euro laundry. - Beautiful backyard with the brilliant entertainment decking area perfect for family and friends gathering or all kinds of ball games with children- Dart board, basketball hoop stand and gas barbeque perfect for party- Refrigerated cooling and heating system, alarm system throughout - Single remote garage with workshop and storage area - A large shed perfect for gardening equipment- The long driveway can accommodate 3 cars or perfect for your caravans or boat ! Best suited for: Young Families seeking a character home to enjoy now with scope for enhancements ; The flat land and beautiful garden is perfect for downsizer ; Perfect location for Investor or developer in the hot Reservoir market ! Don't miss out on this great value opportunity! Call Simon today and make the purchase !