

11A Shand Road, Reservoir, Vic 3073

Nelson Alexander

House For Sale

Wednesday, 20 March 2024

11A Shand Road, Reservoir, Vic 3073

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Peter Stratakos
0394691000

Auction \$700,000 - \$740,000

Freestanding, free of body corporate and with its own driveway accessing the single-car garage, this perfectly presented residence delivers stylish, spacious, low-maintenance living in a lifestyle location! An ideal option for couples, young families, or as a set-and-forget investment, it combines single-level comfort with the complete convenience of a location on the fringe of the Oakhill Estate and footsteps to Shand Reserve, and a short stroll to local cafes, the bus, and the tram on Plenty Road. A relaxed walk from schools and Summerhill Shopping Centre, the heart of Reservoir, La Trobe Uni and Northland are all within minutes. Floor-to-ceiling windows introduce natural light to a generously proportioned living room that sweeps around to the meals area, extending out from a solid timber kitchen showcasing Smeg, Bosch and Omega appliances sure to satisfy the chef of the family. Sliding doors open to a sunny alfresco area. Decked under a mix of open and covered areas, it provides the ideal space for outdoor enjoyment in a rear yard focused on entertaining, not maintaining! Of the three generously proportioned bedrooms, the main includes a full ensuite, with the remaining sharing a family bathroom boasting a spa bath. Extra parking complements a remote garage with internal access that leads an extras list including ducted refrigerated climate control, NBN connection, laundry with fitted storage, roller shutters, alarm, and a shed.