

# 12 Hughes Parade, Reservoir, Vic 3073

## House For Sale

Saturday, 13 April 2024



12 Hughes Parade, Reservoir, Vic 3073

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 837 m2

Type: House



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**\$1,050,000 - \$1,150,000**

**TAKE A PEAK:** • Large, brick beauty with all-original features and fantastic space • Set on a huge 837sqm (approx.) allotment providing endless possibilities • Enormous potential for development ( STCA ) • Just 400m (approx.) from Keon Park train station or 5 minute walk ! • An abundance of school options including Reservoir Views Primary & Reservoir Primary • A much loved grand family residence never before offered on market • Light-filled and spacious entertaining proportions with ample family accommodation • Multiple living zones cater for even the largest of families • Impressive wide street frontage just a short stroll to Keon Park train station and local buses • Sensational off-street parking facilities for multiple cars with room for caravans, boats and trailers • An envious Reservoir address within minutes to every possible amenity **LOOK INSIDE:** • Opportunity to live comfortably with space and a solid foundation for large families • Huge rumpus room offers the perfect entertainment space or teenagers domain • The perfect blank canvas for families to unleash their creative flair • Ground-floor entertaining domain, with three distinct living zones • Spacious open plan meals area and formal dining • Spacious kitchen with an all original timber design, complete with 900 mm freestanding cooker, double wall oven, ample cabinetry and original dishwasher • Tiled floors right throughout ground floor, internal brick feature walls and pendant lighting • Four upstairs carpeted bedrooms with built in robes • Central main family bathroom with separate shower, bath, and vanity • Each bedroom shares large proportions and carpet underfoot, one with private balcony • Ground floor laundry with a second bathroom offers functionality for both family and guests • Split-system air conditioning, gas ducted heating • Rear verandah leads to a double garage/workshop with secure parking for multiple cars • A generous 837sqm (approx.) allotment presents endless opportunities **THE AREA:** • Zoned under 'General Residential Zone - Schedule 1' • Positioned within the Darebin City Council • Heartland position central to everything Reservoir has to offer • Walking distance to Keon Park Train Station and Reservoir Views Primary School • Steps from local shops, parklands and public transport **THE CLINCHER:** • Sensationally placed to easily reach almost every Reservoir amenity on foot • Large brick construction filters across top and bottom floors • Ample off-street parking with a low-maintenance garden design • Walking distance to Keon Park Train Station, schools, shops and local reserves • Multiple living zones cater for even the largest of families • A huge 837sqm (approx.) allotment provides endless opportunities\* **NOTE :** PHOTO I.D REQUIRED AT ALL OPEN FOR INSPECTIONS \***DISCLAIMER :** Please note that all dimensions are approximate only and the particulars given are for information only & do not constitute any direct representation on the part of the agent or vendor. All interested parties are required to make their own direct enquiries to verify and confirm the information provided. While every effort has been made to ensure the information provided is correct, NOSTRO Real Estate is not responsible for any inaccuracies. <https://www.consumer.vic.gov.au/duediligencechecklist>