

**13 Kennedy Street, Reservoir, Vic 3073**



**House For Sale**

Thursday, 29 February 2024

**13 Kennedy Street, Reservoir, Vic 3073**

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 585 m2**

**Type: House**



Alex Mauro  
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Anthony Baliviera  
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**\$1,150,000**

Welcome to 13 Kennedy Street, Reservoir, a beautifully presented home that combines classic charm with contemporary living. This single-story residence, bathed in natural sunlight through its expansive windows, offers a warm and inviting atmosphere with its open-plan living, formal dining, and seamless connection to the outdoors. The heart of the home is a bright kitchen, featuring wooden floors, white tiling and a breakfast bar for casual dining. Equipped with a Westinghouse gas stove and electric oven, alongside a Bosch dishwasher, this kitchen is ready for your culinary creations. Timber flooring throughout the living areas adds a touch of elegance, while carpeted bedrooms ensure comfort and tranquillity. Boasting three generously sized bedrooms, each with built-in robes, the main bedroom offers the luxury of a walk-in robe and an ensuite with a shower, providing a private retreat. The home is equipped with split system air conditioning in the dining area, ensuring comfort throughout the seasons. The large backyard, well-maintained garden, and secured front yard offer ample outdoor space for relaxation and entertainment. Additional features include solar panels, LED lighting throughout, a laundry room, and garage. Located in close proximity to, Reservoir West Primary School, Newlands Primary School, Coburg Hills Shops, Gilbert Rd shops, Broadway shops and the serene Edgars Creek at the end of the street, this home offers convenience and quality living in a sought-after Reservoir locale. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.