

15 Lake Street, Reservoir, Vic 3073

Nelson Alexander

House For Sale

Friday, 23 February 2024

15 Lake Street, Reservoir, Vic 3073

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Chris Vlahos
0394691000

Auction \$1,280,000 - \$1,350,000

Absolutely captivating from the outset, this Federation home (c1915), privately placed behind a high picket fence and a north-facing front yard, is destined to inspire those on the quest for charm, character, comfort and space. A return veranda forms part of a picturesque façade that matches a charming, character-filled interior. Welcomed by an elegant entrance hall enhanced by lead light, classic details include Baltic pine floors under soaring ceilings garnished with decorative cornice and roses, picture rails, and double-hung windows. Three bedrooms, all boasting contemporary built-in wardrobes, bookshelves (and with the bonus of a window seat to the main), are complemented by a home office complete with a built-in desk. Ready for homework or working from home, there's enough room for a fold-out sofa when guests stay over. Serving the bedrooms is a family bathroom that introduces a spectacular lead-light window to its contemporary spaces. Space and light come together in perfect harmony in the expansive living-meals. Introducing a kitchen featuring stone finishes, quality Omega and Bosch appliances and a generous island bench, ideal for meals on the go, it opens through French doors onto a deck stretching the width of the house. Deep rear yard where the kids and their pets can play while you entertain against a backdrop of established greenery, including a mix of fruit trees; among them olive, fig, plum, persimmon and orange. A family-size fitted laundry, ducted heating, split system unit, ceiling fans, workshop, shed, plantation shutters, gazebo, and off-street parking lead a long list of desired inclusions. Ready to move in and enjoy, astute buyers may wish to introduce their value-adding updates over time or look to take advantage of a supersized allotment. On a no-through road that runs down to parklands along Edgars Creek, it is just a short stroll to local shops, an award-winning gelato venue, new breweries, cafes, takeaways, a hotel, the convenience store, the bus, and Edwardes Lake. An easy walk down Edwardes Street has you at the station! Zoning to John Fawkner Secondary College and Reservoir West Primary only adds to the family appeal.