

**165 Glasgow Avenue, Reservoir, Vic 3073**

**Nelson Alexander**

**Sold House**

Wednesday, 20 March 2024

165 Glasgow Avenue, Reservoir, Vic 3073

**Bedrooms: 3**

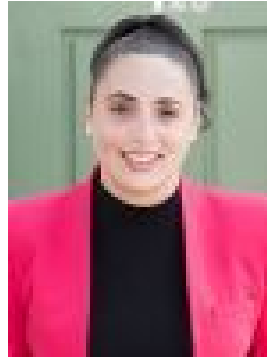
**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Peter Neofytou  
0394691000



Laura Mancin  
0394785000

**\$1,150,000**

Custom-crafted with meticulous attention to detail, a carefully considered rejuvenation has transformed the original spaces of this classic home from mundane to magnificent. An interior fit-out focused on quality and fine design introduces contemporary spaces without compromising on easy liveability, perfectly complementing them with an exceptional alfresco haven in a harmonious blend of luxury and functionality. The gourmet kitchen makes up the hub of the home. Showcasing stone finished bench tops (waterfall to the central island with its unique timber finished breakfast bar) Bosch cooking appliances (induction top and pyrolytic oven) Miele dishwasher, Vintec wine fridge, soft close cabinetry and dual servery windows to the alfresco, it anchors the expansive open plan living meals in a stunning statement of form and function. Large, light-filled, and anchored by a woodfire heater, it enjoys a seamless connection to relaxed garden spaces. An expansive deck and an equally generous blue-stone tiled precinct combine to create a sanctuary for outdoor living that will see afternoon drinks with friends morph into dinner with absolute ease. Enjoying the peace and privacy of thoughtful zoning from the living spaces are the three bedrooms. Finished with timber floors they share a family bathroom, where floor to ceiling tiles, an oversize shower (with rain-head) a free-standing bath and a vanity crafted from re-claimed Oregon delivers indulgent luxury to everyday living. Making full use of the 537m<sup>2</sup> corner allotment, remote gates from Glasgow Avenue and Barron Street provide access for multiple vehicles. Ducted heating, multiple split system units, outdoor kitchen with gas BBQ, a laundry fitted with family-size storage solutions, NBN connection, guest powder room, unmarked paintwork, polished timber floors, linen storage, and a remote garage with shelving. Enjoying the convenience of the bus at the door and local shops and cafe a short walk away, Ruthven station is within minutes. The heart of Reservoir including the station is readily accessible.