

**168 Broadway, Reservoir, Vic 3073**

**JellisCraig**

**House For Sale**

Thursday, 8 February 2024

168 Broadway, Reservoir, Vic 3073

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 625 m2**

**Type: House**



Luke Coventry  
0411233579



Colin Abbas  
0414659635

**\$775,000 - \$850,000**

Step into the future with confidence, considering the various possibilities that await as you embrace the extraordinary potential afforded by this immaculate home. Set on a generous 625m<sup>2</sup> allotment (approx.) and offered to the market for the first time, it delivers a warm and welcoming family living in a family-friendly pocket. A short walk to the station and the shops, cafes, and dining options of Broadway, High and Edwardes Streets, impressively proportioned interior spaces include a study with a fitted desk and three bedrooms sharing a contemporary bathroom. A spacious lounge and an equally generous meals area overlooked by the spotless kitchen create plenty of space for the family to get together. The deep and wide north-facing rear yard is home to an alfresco area, multi-car garage, and a caravan/boat-height carport, while ducted heating and a split system unit ensure year round comfort. Astute buyers can look to move in or enjoy strong rental returns while letting the neighbourhood grow around them as they decide what the future holds. With developments just a few doors away, new homes close by and renovations all around this flexible site within this rapidly evolving pocket, it's a value package you don't want to miss!