

175 Broadway, Reservoir, Vic 3073



House For Sale

Tuesday, 6 February 2024

175 Broadway, Reservoir, Vic 3073

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 691 m2

Type: House



Matthew Clark
0394622922



Ebony Maillard
0394622922

Auction: \$820,000 - \$900,000

Secure your path to future success with this intelligent investment nestled in the heart of Reservoir. The single-level layout is designed to maximize space, creating a warm and inviting atmosphere. Natural light floods the interior, highlighting the generously sized bedrooms, polished timber floorboards, and lofty ceilings that enhance the overall sense of height and space in every room. Situated on a substantial 697sqm (approx.) plot with RGZ3 ZONING, this property offers the flexibility to develop either now or in the future, allowing you the luxury of time on your side (STCA). In the interim, capitalize on a steady stream of income by leasing the property. Alternatively, given its modern presentation, spacious living areas, ample storage options, and a prime location just a short walk from Broadway shops and cafes, Reservoir train station, Reservoir East Primary School, and Reservoir Leisure Centre, you might find yourself eager to move your family in sooner. The well-appointed kitchen is a highlight, featuring beautiful stone benchtops, a large island bench, and an impressive 900mm freestanding stainless steel cooker. The grass-free backyard offers secure storage for multiple vehicles, a work trailer, boat, or caravan. An additional loft storage room further adds to your storage solutions. Benefit from excellent accessibility to Plenty Rd trams, La Trobe University, and Northland Shopping Centre, enhancing the overall appeal of this life-changing opportunity.