

187 Reservoir Road, Sunbury, Vic 3429



House For Sale

Friday, 19 January 2024

187 Reservoir Road, Sunbury, Vic 3429

Bedrooms: 4

Bathrooms: 2

Area: 672 m2

Type: House



Melinda Xiberras

0400461631

\$600,000 to \$650,000

****WATCH OUR VIDEO**** This delightful split-level home offers versatility for the growing family. Meticulously designed, it promises comfort, style, and space for everyone as well as an enhanced liveability factor owing to an extraordinary position backing on to Heysen Drive Reserve. Enjoy two distinct living spaces with the first occupying a position at the front of the home, with a streetscape outlook, plenty of natural light and an easy connectivity through to the dining and lower living area which is currently a playroom for the kids. The wonderfully versatile floorplan allows you to tailor this space to meet your unique needs and can easily transform to meet your family's evolving lifestyle. Playroom today; games room or home office tomorrow - adaptability is unmatched. The spacious dining room is centrally positioned, welcoming and the perfect place for entertaining guests, hosting family gatherings and creating wonderful, shared memories to talk about in the years to come. The adjacent kitchen is the perfect complement and with ample bench prep space, wall oven, gas cooktop, rangehood and dishwasher, cooking for a few or many and the cleaning up afterwards will be a breeze. Stepping outside you'll discover the perfect decked entertaining area where you can enjoy al fresco dining, entertaining, or simply unwinding in the fresh air and all the while, inhaling the peaceful serenity that is your backyard. Kids and pets can enjoy the freshness of an extensive lawned area and if you want to kick a footy, the Heysen Drive Reserve beckons. Offering four bedrooms, the master is generous in size with dual robes providing plenty of storage and an ensuite for your convenience. Two of the remaining three bedrooms feature built-in robes, providing practical storage solutions whilst the fourth bedroom has been ingeniously transformed into a games room/study reflecting the flexibility of the home's design. Additional features include ducted heating, evaporative cooling, ceiling fans, dual blinds, easy care, low maintenance flooring, bi-fold doors separating the play area, laundry with built in storage, additional storage, separate toilet, six solar panels, garden shed, generous rear yard and established gardens. Living here places you conveniently close to schools, parks, childcare centres, walking tracks and bus stops. There are several easy to access shopping precincts within Sunbury all at varying distances but each within easy reach - likewise freeway access; it is an incredibly seamless foray to the freeway! An uncomplicated commute to work - whatever direction you're heading in - starts the day in the right way! Don't miss your window of opportunity! Call Melinda Xiberras on 0400 461 631 to book your private inspection! ****PHOTO ID REQUIRED AT OPEN FOR INSPECTIONS****