

**2/101 Henty Street, Reservoir, Vic 3073**

Rata & Co.

## Unit For Sale

Tuesday, 13 February 2024

2/101 Henty Street, Reservoir, Vic 3073

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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0415115557

## **AUCTION Sat 9 Mar 10:30am**

This immaculate two-bedroom unit presents an exceptional opportunity for first-time homebuyers, downsizers and savvy investors alike in a sought-after locale. Offering a blend of comfort, convenience, and contemporary living, all just stone's throw away from Edwards Lake, Reservoir train station, Edwards Street shops and Reservoir private hospital. The property welcomes you with a spacious open plan living and dining area, leading to a well-appointed kitchen featuring stainless steel appliances, stone benchtops with ample storage space. The two generous sized bedroom with built-in robes, serviced by a central bathroom offering the luxury of both a shower and bath. Additional comforts include a European laundry, heating and cooling, a single remote-controlled garage, and a handy storage shed. The private, low-maintenance rear courtyard serves as the perfect backdrop for intimate gatherings or a tranquil retreat after a busy day. Don't miss the chance to make this delightful property your new home or a prized addition to your investment portfolio. PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://rataandco.com.au/privacy-policy) Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from [land.vic.gov.au](http://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.