

**2/12-13 Aberdeen Street, Reservoir, Vic 3073**

**Sold Unit**

Thursday, 12 October 2023

2/12-13 Aberdeen Street, Reservoir, Vic 3073

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Nick Mylonas  
0394782222



Anthony Cardinale  
0394782222

**\$615,000**

Highly sought but seldom found, this dashing brick veneer residence delivers secure and supremely private living, just minutes to local amenities and with Dole Reserve directly across the road. Young professionals, investors and down-sizers will appreciate the peaceful floorplan beaming in natural light. The delightful entrance flows past a carpeted living area before stepping into an open plan kitchen, meals and living zone at the rear with doors seamlessly connecting to a lovely undercover courtyard. The stylish kitchen is perfect for food enthusiasts as it showcases stainless steel appliances, plentiful storage and lots of countertops for food prepping and entertaining. Sleeping arrangements include two spacious bedrooms (each with built in robes) serviced by an immaculate bathroom and great laundry with rear yard access. Added highlights also include alarm, doorbell with intercom, window furnishings, quality carpets, plus a remote controlled single garage and an additional car space. All of this in close proximity to parks/reserves, major arterials, transport, local shopping hubs, schools/kindergarten and Edwardes Street/Broadway shopping/dining.