

**2/202-206 Edwardes Street, Reservoir, Vic 3073**

**Nelson Alexander**

**Townhouse For Sale**

Friday, 3 May 2024

2/202-206 Edwardes Street, Reservoir, Vic 3073

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Joe Horton  
0421128008



Stefania Polizzi  
0394785000

## **Auction \$580,000 - \$630,000**

Enjoy a premium family lifestyle in this generously proportioned three-bedroom home, where carefree alfresco enjoyment meets low-maintenance ease in a perfect position, footsteps to parklands, playgrounds and Edwardes Lake! Tucked behind a high fence for peace and privacy, a small front courtyard provides access to a ground floor enhanced by engineered timber floors that stretch from the front door past a laundry with storage and a guest powder room before reaching an open-plan living-meals area. Fitted with a split system unit for year-round comfort and bathed in northern sunlight, it integrates a kitchen appointed with quality stainless steel appliances amongst plenty of storage options and boasts a very convenient breakfast bench. Sliding doors take you out to a sunny courtyard that stretches into a carport (accessed via a rear laneway) that provides an uncover alfresco option. Three well-proportioned bedrooms, all with built-in robes, split system units and ceiling fans, share the first floor with the generously scaled, contemporary family bathroom. A short walk to the cafes, restaurants and takeaway options of the Village on Gilbert Road, it's an easy stroll to the station and all the delights of Edwardes, Spring and High Streets.