

# 2/3 Cuthbert Road, Reservoir, Vic 3073

 buymyplace

## Sold Townhouse

Saturday, 13 January 2024

2/3 Cuthbert Road, Reservoir, Vic 3073

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 137 m<sup>2</sup>

Type: Townhouse



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1300289697

**Range: \$690,000 - \$810,000**

Phone Enquiry ID: 224154 Welcome to this remarkable, newly built townhouse, nestled within a trio of elegant residences, where an impeccable first impression awaits. Strategically positioned, it resides just a leisurely stroll away from the vibrant Broadway Shopping strip, the convenience of the Train Station, reputable Schools, delightful Playgrounds, the Velodrome, the Leisure Centre, and the esteemed La Trobe University just a stone's throw away. Spanning across two meticulously planned levels, the harmonious open floor plan seamlessly connects yet maintains a sense of defined spaces. The neutral colour palette harmonises gracefully with the warmth of timber floors, plush carpets, and premium fixtures, enhancing the play of space and natural light throughout. The contemporary kitchen stands as a testament to sleek design, adorned with high-end stainless steel appliances, overseeing the capacious dining expanse and the family living area. Through glass sliders, the expansive paved alfresco zone unfolds, a haven for indoor-outdoor entertainment, secluded and breezy, embraced by a tall fence that ensures complete tranquillity and seclusion, a perfect enclave for cherished family BBQs. The opulent master suite presents an ensuite, a personal sanctuary for unwinding in sheer tranquillity. **Highlighted Features:** \* Expansive open-plan living \* Striking kitchen with premium stainless steel appliances including a dishwasher \* Three generously proportioned bedrooms \* Master bedroom complete with its own ensuite \* Central bathroom for added convenience \* Additional powder room \* Low-maintenance gardens \* Spacious Double Garage \* Video surveillance and alarm system This residence extends a remarkable opportunity for all buyers to seize the advantage of an accessible market and establish themselves within a well-appointed home. A haven for first-time home buyers, young families, diligent professionals, and astute investors aiming to enrich their portfolio. Don't let this exceptional chance elude you to relish in high-quality living paired with unmatched convenience and timeless style.