

# 2/35 Clements Grove, Reservoir, Vic 3073

woodards 

## Unit For Sale

Thursday, 7 March 2024

2/35 Clements Grove, Reservoir, Vic 3073

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 213 m2

Type: Unit



Sam Bottari  
0415777577



Vincent Silvestro  
0394810633

**\$650,000 - \$700,000**

This spotless single-level residence is a brilliant proposition for first home buyers, investors or empty nesters, as it promotes a fabulous low maintenance lifestyle with a perfect blend of indoor and outdoor spaces. Conveying a relaxed and welcoming ambience, this home's thoughtful layout offers comfort and practicality on a grand scale. The floorplan incorporates a large, dedicated living room alongside an immaculately presented kitchen and meals area that links to an outside yard, ideal for enjoying a relaxing barbeque with friends and family. With no carpet in sight, the allergy sufferers will appreciate the three robed bedrooms with direct access to a family bathroom, and full-sized laundry. Added features also include polished floorboards, ducted heating, split system heating/cooling, modern window furnishings, and a single garage with an additional car space on title. Situated in a peaceful location, moments from schools, parklands, local shopping hubs, Broadway Village and public transport.