

# 2/41A Broadhurst Avenue, Reservoir, Vic 3073

## Sold Villa

Tuesday, 15 August 2023

2/41A Broadhurst Avenue, Reservoir, Vic 3073

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Louis Saba

0393825525

**\$615,000**

Upon entering the property, you will be greeted by a spacious and light-filled living area. The open-plan design seamlessly connects the living, dining, and kitchen areas, creating a perfect space for entertaining family and friends. The kitchen is equipped with modern Bosch appliances, including a dishwasher, making meal preparation a breeze. The property boasts two well-appointed bedrooms, both featuring built-in robes, providing ample storage space. The bathroom is sleek and modern, featuring a bath and a separate shower. For added convenience, this property includes a garage space, providing secure parking for your vehicle. The fully fenced courtyard and deck area offer a private and tranquil outdoor space, perfect for enjoying a morning coffee or hosting a BBQ with friends. Located in quiet block of three, this property offers easy access and convenience. The intercom system ensures security and peace of mind. Property features ceiling insulation and a water tank, helping to reduce your environmental footprint and save on utility bills. Additional features of this property include split system air conditioning and heating, ensuring year-round comfort, as well as NBN availability for fast and reliable internet connection. Situated in a convenient location and a 800m walk to Ruthven Train Station, as well as local amenities, including shops, schools, and a bus stop at your doorstep. With easy access to major roads, commuting to the city or other suburbs is a breeze.