

# 2/7 Coleman Crescent, Reservoir, Vic 3073

## House For Sale

Friday, 5 April 2024

2/7 Coleman Crescent, Reservoir, Vic 3073

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Aditya Ghanghas  
0391934055



Manny Singh  
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## Private Sale

Capital and Co is proud to present to you this modern two-bedroom townhouse epitomizes spacious living and contemporary comfort, nestled in the sought-after locale of 2/7 Coleman Crescent, Reservoir. Crafted with quality in mind, this residence offers a generous living area, a well-appointed kitchen, and an ensuite bathroom adjoined to the master bedroom, complete with built-in robes. Additionally, a second bathroom, upstairs study, separate laundry, and powder room enhance practicality. Internal access to a sizable single lock-up garage, supplemented by an extra car space, adds convenience. Boasting timber flooring and cooling/heating systems, this home ensures year-round comfort. A highlight is the expansive rear courtyard, perfect for outdoor relaxation and entertainment. Just steps away from Edwardes Street's charming shops and cozy cafes, as well as Reservoir Station, buses, schools, and the serene Crispe Park and Edwardes Lake Parks, this location offers effortless living today and boundless opportunities for the future in a rapidly developing neighborhood. **DISCLAIMER:** This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.