

**2/71 Leamington Street, Reservoir, Vic 3073**

**Nelson Alexander**

**Townhouse For Sale**

Wednesday, 24 April 2024

2/71 Leamington Street, Reservoir, Vic 3073

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Joe Horton  
0394785000



Stefania Polizzi  
0394785000

## **Auction \$650,000 - \$680,000**

Footsteps to the relaxing open spaces offered by Edwardes Lake Park and the tracks and trails along the wetlands, yet just a short stroll to local cafes, the bowls club, the hotel and the hustle and bustle of Edwardes Street on your way to the station, this perfectly positioned townhouse offers the best of both worlds! Tucked at the rear of a block of only two and freestanding with no shared walls, it delivers a wonderful, easy-to-live, low-maintenance indoor-outdoor experience. Finished with timber floors, the ground floor introduces a generous open-plan living-meals that stretches out from a stone-finished kitchen appointed with quality appliances and loads of storage options and preparation space. Doors of sliding glass ensure a seamless transition to the easy-care courtyard. A mix of paved spaces and established plants, it's perfect for entertaining, relaxing, and pottering in sun-drenched seclusion! A ground floor bedroom served by a spacious stone bathroom provides an opportunity for all ages living. The first floor includes a generously proportioned, light-filled bedroom. Complete with a fitted walk-in robe and a full ensuite, it's an indulgent space to retreat to at the end of the day. Along with a remote garage providing the ease of internal access, extras include a concealed laundry, multiple split system units and NBN connection.