

**2/78 Howard Street, Reservoir, Vic 3073**



**Unit For Sale**

Thursday, 16 November 2023

2/78 Howard Street, Reservoir, Vic 3073

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Adrian Antonello  
0394605066

**Sale by Set Date - Tues 12th Dec at 5.00pm**

SALE BY SET DATE - TUESDAY 12TH DECEMBER AT 5.00PM (UNLESS SOLD PRIOR). With its own private driveway and no body corporate this deceiving and yet quite surprising villa offers generous proportions and a low maintenance lifestyle in this desirable location. Immaculately presented this villa is ideal for the downsizers and home buyers after the comforts of home without the compromise all on its own title. The floorplan consists of a formal entry, cosy formal lounge that seamlessly flows into the generous dining room and impressive kitchen equipped with appliance cupboard, stainless steel appliances and pantry. Separate to the living area are two bedrooms with BIR's, separate toilet, laundry and bathroom facilities with the bonus features of ducted heating, evaporative cooling, shutters and so much more. The private and peaceful wrap around courtyard offers a place to entertain under cover or for morning coffees with access to the remote lock up garage, carport and ample of car space down the long drive. The handy location is in walking distance to Reservoir station, Bus services, vibrant eateries and multicultural stores in Broadway and Edwardes Street, parks, Schools and only a short drive to Northland shopping centre, Summerhill shopping centre, Edwardes Park Lake and so much more.