

**2/99 Cuthbert Road, Reservoir, Vic 3073**



**Unit For Sale**

Wednesday, 6 December 2023

2/99 Cuthbert Road, Reservoir, Vic 3073

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Alastair Surtees  
0394622922



Soul Suzuki  
0394622922

**Auction: \$350,000 - \$380,000**

One of only four on the block in a prized lifestyle location, make a fashionable entry into the property scene, downsize in style or secure a solid investment with this high-impact, low-maintenance one-bedroom unit. Living in the heart of Reservoir means a world of convenience is at your fingertips, with Broadway shops and cafes, Reservoir Leisure Centre, Reservoir train station and the Darebin Creek Trail just footsteps away and Edwardes Lake Park, schools, Plenty Road trams, La Trobe University and Northland Shopping Centre easily (and quickly!) accessible. The positive appeal extends to the radiant interior of this single-level stunner, which introduces a sparkling open-plan living area dressed with polished timber floorboards underfoot. Easy access to the low-maintenance courtyard delivers a desirable indoor-outdoor aspect, while a smart corner kitchen with stainless steel appliances reflects the unit's commitment to style and quality. Enhanced with a carpeted robed bedroom, modern bathroom, European laundry, split-system heating/cooling, high ceilings, plenty of natural light and a single lock-up garage, move straight in or invest with confidence!