

# 20 Queen Street, Reservoir, Vic 3073

Rata & Co.

## House For Sale

Friday, 22 March 2024

20 Queen Street, Reservoir, Vic 3073

Bedrooms: 4

Bathrooms: 3

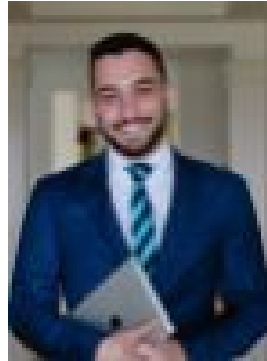
Parkings: 4

Area: 990 m2

Type: House



Emilia Faba  
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Michael Cetrola  
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## AUCTION Sat 20 Apr 10:00am

Situated within the prestigious and highly sought after Oakhill Estate, renowned for its stunning homes and closeness to a variety of amenities and infrastructure including multiple High Street Cafes and restaurants, Preston Market, Regent train station, Plenty Road tram stops and Preston Primary School. Impressively showcasing sophistication and elegant design, this captivating 1920s era solid brick home offers the perfect blend of old world charm and spectacular proportions. Sympathetically renovated and extended to strike the perfect balance of period style architecture and modern day living. Upon entry you are greeted by a stunning entry hall with hardwood floors and period detailing on both the walls and ceilings. An expansive formal lounge room is draped in natural light thanks to its lead-light bay window which is complimented by chandelier, detailed cornices and ceiling rose, timber fireplace and original timber panelled walls. A large master suite features a lead-light bay window, sizeable walk in robe and airy ensuite complete with cast iron claw foot bath, shower, double vanity with marble bench tops and mirrored medicine cabinet. Two more bedrooms remain in the home each with intricate ceiling roses. There is also a fourth bedroom with its own ensuite and balcony in the loft above the large garage complete with full sized kitchen. The home features a traditional central bathroom and separate powder room as well as large laundry with an abundance of storage including an attic. A fully equipped gourmet timber kitchen features a large island bench, Falcon appliances, tiled splash back and Butler's pantry. The kitchen overlooks a grand meals area and living zone as well as a covered entertainment area with split system heating and cooling, cast iron Coonara and large sliding doors to provide that indoor-outdoor feel. Other features of this property include: Wrought iron electric sliding gates Exposed aggregate driveway Hydronic heating and refrigerated cooling Security cameras Alarm system Art deco style light switches Study nook 3.4 metre ceilings Electric roller shutters Roman blinds PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](https://rataandco.com.au/privacy-policy) Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from [land.vic.gov.au](https://land.vic.gov.au).