

22 Moira Avenue, Reservoir, Vic 3073

Sold House

Sunday, 13 August 2023

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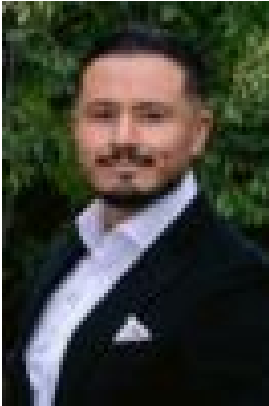
Bedrooms: 3

Bathrooms: 1

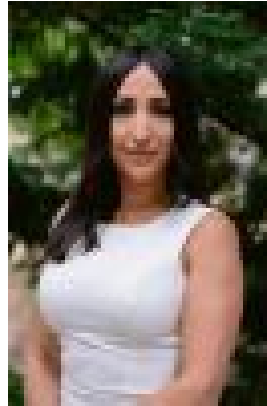
Parkings: 2

Area: 558 m2

Type: House



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\$872,000

Perfectly positioned in a quiet pocket of Reservoir, surrounded by natural wonder of parkland, walking trails and creeks, this cherished and immaculately kept 3-bedroom family home oozes comfort and old-world charm. Nest, invest or build your dream home (STCA) on a generous allotment of 558 square meters (approx). With prime street frontage, the solid brick facade with Greek pillar detailing stands proud, complemented by a robust garden and lush lawn. Stepping inside, the traditional entry leads to a hall, effortlessly flowing throughout the home, creating a functional, zoned floorplan. The spacious, sundrenched living room boasts a wall heater, keeping you cozy during winter. The dedicated dining space and kitchen adjoin, with the option of either opening the double amber glass doors to create an open plan space, or alternatively two separate areas, making entertaining multiple groups a breeze. The immaculate original kitchen is the epitome of retro, comprising cooktop, wall oven, deep double sink and an abundance of storage throughout, encased in classic woodgrain cabinetry. Offering an easy, no-fuss place to create the most simple of meals right up to the extravagant, cleanup is effortless with durable, easy to wipe down surfaces. Thoughtfully zoned away from the lively rooms of the home, three well proportioned bedrooms create individual sanctuaries, promoting rest and rejuvenation. With each bedroom showcasing plush carpet and thick blackout curtains, two bedrooms are additionally equipped with a built-in robe. Centrally located, the family bathroom offers a choice of shower or bath, making every aspect of getting ready for the day or unwinding at the end of the week absolute joy. Plenty of cupboard and bench space assist with a tidy room, while the toilet has been separately located for convenience. Heading outside, the fully fenced backyard ensures kids and pets can enjoy themselves in the great outdoors safely, while an undercover area is perfect for a small table, outdoor reading nook, or simply a place to wake up over morning coffee. Other features include double garage, large laundry and wall heated paired with ducted cooling for year-round comfort. Offering a lifestyle of comfort and convenience, enjoy living within a short stroll of the Merri Creek Trail, multiple local parks and reserves and Anderson Road strip shopping. All the conveniences of the local area are within reach, with Campbellfield Plaza, including anchor tenants Coles, Aldi and Kmart, Fawkner Library and Gowrie Railway Station, all a short drive away. When you need to go further, the home's prime position, only minutes from the Metropolitan Ring Road, provides ease of access to Melbourne's extensive freeway network.