

**26 Spratling Street, Reservoir, Vic 3073**



**House For Sale**

Thursday, 16 November 2023

26 Spratling Street, Reservoir, Vic 3073

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Antonio Lorusso  
0477220003

**\$1,275,000 - \$1,350,000**

Fantastic opportunity to secure a magnificent land holding, in a highly sought after locale near Edwards Lake. The attractive brick residence offers scope to update, extend or develop the block into multiple units (STCA). Favourably positioned opposite parkland and sporting facilities, the abode has a generous \*18 metre frontage and showcasing a huge garden oasis with in-ground swimming pool, this is the ultimate entertainer. Featuring a beautiful family/lounge room, dining room, 2 bedrooms, kitchen/meals with stainless steel appliances, central bathroom, polished floorboards, split system cooling/heating, garden shed, lock up garage along with additional driveway parking. The location is outstanding, with multiple parkland options, scenic bike trails, local schools, child-care, kindergartens, along with boutique retailers and the culinary delights the local area. \*Approx