

**28 Greig Street, Reservoir, Vic 3073**

A M S

**Sold House**

Wednesday, 7 February 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1096 m2**

**Type: House**



Anthony Alagona

**\$1,600,000**

One lucky family is going to have the privilege of owning this bold and beautiful home. They built it big and strong, ensuring that there would be plenty of room for their growing family to stretch out in a heart-warming family environment. Surrounded by landscaped gardens & set on a wonderful size allotment of 1,096m<sup>2</sup> approx, this extraordinary home delivers an exceptional family lifestyle thanks to its free-flowing design, extensive features list and prime location in one of Reservoir's premier streetscapes. Beyond the timeless facade, discover an equally enchanting interior comprising an extra-large master bedroom with WIR and private ensuite with marble benches and flooring, as well as three additional bedrooms all with (BIRs). Highlighting its floorplan flexibility is the inclusion of an elegant sunken raked ceiling formal lounge, main bathroom with Marble bench & tiles, expansive open-plan living/dining area accompanied by a superb kitchen with Granite stone benchtops, ample cupboard space and 900ml stainless steel appliances with dishwasher, oversized rumpus/theatre room with open fire place perfect for those winter nights & separate home office or 5th bedroom. Additional features include Refrigerated Cooling & Ducted heating, other additional heating & cooling options together with timber flooring, family-sized laundry, excellent storage options & outdoor shed. Sliding doors from the dinning and rumpus rooms reveal an OVERSIZED covered alfresco entertaining area perfect for all occasions and vast backyard garden with OVERSIZED solar heated swimming pool, matured palm trees plus the added advantage of an oversized double garage (remote-control) with drive thru access. Within walking distance to public transport, it also offers easy access to trails, parkland and sports facilities, Village shops and cafes, Ruthven and Reservoir train stations, schools and the Metropolitan Ring Roads. Move in and start entertaining! Providing excellent exposure and convenience, this opportunity is not to be missed.\*Please Note Land Dimensions may not be accurate\*