

**2B Louis Street, Reservoir, Vic 3073**



**Sold Townhouse**

Friday, 11 August 2023

2B Louis Street, Reservoir, Vic 3073

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 169 m2**

**Type: Townhouse**



Phillip Castro  
0428097070

**\$780,000**

Introducing 2B Louis Street, Reservoir - your gateway to contemporary living in a beautiful location. This brand-new street-facing 2-story Townhouse offers the perfect blend of comfort and style, providing a place you can truly call home. Featuring a thoughtfully designed layout, this residence boasts 2 bedrooms, 1 bath, 2 spacious living zones, and a convenient study nook. The abundance of space ensures there's room for relaxation, entertainment, and quiet productivity. Step inside and discover a world of top-quality fixtures and fittings that exude elegance, every detail has been carefully chosen to create a luxurious ambiance and enhance your everyday living experience. Situated in a prime location, this home is within proximity to local schools, shops, eateries, and parklands. Enjoy the convenience of having everything you need just a stone's throw away, making everyday errands and leisure activities a breeze. Whether you're seeking a comfortable family home or a modern sanctuary for professionals, 2B Louis Street offers the perfect combination of comfort, convenience, and style. Don't miss the opportunity to make this stunning Townhouse your own and experience the joy of living in a place you'll be proud to call home. Make your move today - Contact C+M Residential.. 'Helping You Find Home.'

**THE UNDENIABLE:**

- Brick Townhouse, built-in 2023 approx.
- Land size of 169m<sup>2</sup> approx.
- Building size of 16sq approx.
- Foundation: Concrete slab

**THE FINER DETAILS:**

- Kitchen with 900mm stovetop & 600mm oven, dishwasher, stone benchtops, island bench, 2-tone cabinetry, undermount sink, finished with Spotted Gum timber flooring
- Sizeable open-plan meals & 2 living zones with Spotted Gum timber flooring
- Retreat area at 1st level with carpeted flooring
- Study nook area at ground level with built-in desk
- 2-Bedrooms with robes & carpeted flooring, master with ensuite
- 1-Bathrooms with shower, bathtub, single vanity, black tapware, combined toilet & tiled flooring
- Powder room with single vanity
- Separate laundry with single trough & rear access
- Reverse split system heating & cooling in all main areas including bedrooms
- Additional features include a security alarm system, high ceilings, LED lighting, ample storage areas, a timber staircase, black fixtures & fittings, plus more
- Street-facing home with landscaped gardens, garden beds & lawns. Private courtyard with aggregate concrete & a water tank
- Aggregate concrete driveway for off-street parking
- Potential Rental: \$550 - \$600 p/w approx.
- Body Corp/Strata: N/A

**THE AREA:**

- Walk to Reservoir Village & Central shopping area, Ruthven & Reservoir train station and bus hub
- Surrounded by parks, reserves & local schools
- And only 12km from the CBD with easy City Link and Ring Road and airport access
- Zoned Under City of Darebin - General Residential Zone

**THE CLINCHER:**

- Top-quality fixtures and fittings for a touch of luxury throughout.
- Brand new construction - move-in ready without the hassle.
- Stunning street-facing design in a prime location - instant curb appeal.

**THE TERMS:**

- Deposit of 10%
- Settlement of 30/45/60 days

Secure your INSPECTION Today by using our booking calendar via the REQUEST INSPECTION button... \*All information about the property has been provided to C+M Residential by third parties. C+M prides itself on being accurate, however, has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own inquiries in relation to this property.

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