

3/1 Griffiths Street, Reservoir, Vic 3073



Unit For Sale

Friday, 19 January 2024

3/1 Griffiths Street, Reservoir, Vic 3073

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Thai Tan
0422092343



Cain Wang
0488150506

AUCTION \$430,000 - \$470,000

Part of a contemporary boutique development, this exceptional 2 bedroom, 2 bathroom residence exemplifies the pinnacle of modern simplicity and low maintenance living, seamlessly paired with a coveted lifestyle. Desirably placed opposite the lush expanse of Edwardes Lake Park, positioned just steps from shops, cafes, and public transport, and close to several schooling options, this prized address offers the complete package. Meticulously presented, the interior boasts light-filled spaces, characterised by tiled open plan living, featuring a stone bench kitchen with stainless steel appliances. There are 2 well-proportioned bedrooms with built-in robes along with 2 sparkling bathrooms, including the master ensuite. Further highlights comprise a euro laundry, split system heating and cooling, a private courtyard for entertaining, a water tank, and convenient off-street parking. Nestled in one of Reservoir's most sought-after pockets, this appealing abode perfectly caters to the preferences of first home buyers, downsizers, and investors alike. Enjoy the lush surroundings of Edwardes Park Lakes at your door, take a leisurely stroll to Reservoir Village shops and cafes, Reservoir Station and buses, and hop in the car for a short drive to Coburg Hill Shopping Centre. The property is zoned for Reservoir West Primary and William Ruthven Secondary College, with several independent schooling options in close proximity.