

**3/103-105 St Vigeons Road, Reservoir, Vic 3073**



**Townhouse For Sale**

Tuesday, 9 January 2024

3/103-105 St Vigeons Road, Reservoir, Vic 3073

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 205 m2**

**Type: Townhouse**



Alastair Surtees  
0394622922



Maria Kefalas  
0394622922

**Auction: \$690,000 - \$750,000**

A new year calls for a fresh start, and what better way to kick off 2024 than by beginning an exciting new chapter with this stylish three-bedroom townhouse! Crafted with quality and designed for ease of living with its desirable low-maintenance footprint, be swept off your feet by the impressive size and scale of the vast open-plan living, enhanced with polished timber floors, sleek stone kitchen with quality appliances and on-trend finishes and stunning high ceilings that accentuate height and space. Downsizing buyers will value the convenience of a downstairs master bedroom (with stylish ensuite), while a further two robed bedrooms and a deluxe central bathroom are zoned for privacy upstairs. The appeal extends to the beautifully-kept rear yard, where a lush lawn promises to keep the kids busy for hours and multiple vegetable gardens will inspire you to grow fresh seasonal produce. If space is what you crave, there is also a permit to extend the yard by closing off the second car-park. Complete with abundant storage, split-system heating/cooling, European laundry, secure single lock-up garage and an additional car space on title, start, downsize or invest within walking distance of Ruthven and Reservoir train stations, bus services, Reservoir Views Primary School, Broadway and Edwardes Street shops and cafes, sporting facilities, parks and minutes to Bundoora Park Golf Course, La Trobe University, Northland Shopping Centre, Preston Market and the Metropolitan Ring Road.