

**3/38 Hughes Parade, Reservoir, Vic 3073**



**House For Sale**

Friday, 22 March 2024

3/38 Hughes Parade, Reservoir, Vic 3073

**Bedrooms: 1**

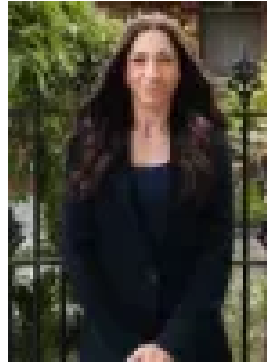
**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Stefan Stella  
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Kibbi Cirav  
0423603123

**\$390,000 - \$420,000**

Affordable first home or savvy investment opportunity, this contemporary villa is an absolute winner either way with its quality appointments and low-maintenance surrounds - all in a popular and convenient Merrilands neighbourhood. Filled with natural light, the welcoming interior comprises a double bedroom with built-in robes complemented by a stylish central bathroom with fully-tiled shower. Add to this an open-plan living/meals area accompanied by a well-appointed kitchen complete with tiled splashbacks and stainless-steel cooking appliances. Other stand-outs of this vibrant villa include split-system heating/cooling for year-round comfort, along with high ceilings, solid hardwood floors and European laundry facilities. Ideal for relaxing or entertaining, the sunny north-facing courtyard features a large deck with pergola, integrated bench seat and high fences for privacy, plus the added appeal of an off-street parking space. Bus stop around the corner, it's also walking distance to Ruthven Station, local parks and playgrounds, as well as easy access to a range of schools, Edwardes Street shopping precinct and the Ring Road. All information about this property has been provided to Ray White by third parties. Ray White has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.