

**3/70 Yarra Avenue, Reservoir, Vic 3073**

woodards 

**Unit For Sale**

Wednesday, 29 November 2023

3/70 Yarra Avenue, Reservoir, Vic 3073

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Mario Butera  
0394810633



Vincent Silvestro  
0394810633

**\$490,000 - \$530,000**

Presenting this mid-century abode that's set towards the rear of a boutique development, it's so close to Broadway shops, local amenities, cafes, schools & parklands. It offers instant appeal with its modern comforts, generous courtyard and secure garage. Older style proportions set the scene and offers all the space you need on a minimal scale. The floorplan reveals two large bedrooms serviced by a great bathroom with bathtub and laundry, along with a grand living room and adjoining kitchen and meals area. The immaculate kitchen comes equipped with plentiful storage and robust appliances. There's also the added benefit of heating and cooling, carpets, window furnishings and storage. This outstanding single-level home could easily be the relaxing haven you've been searching for, so be quick to inspect!