

**3/97 Cuthbert Road, Reservoir, Vic 3073**



**Townhouse For Sale**

Thursday, 13 June 2024

3/97 Cuthbert Road, Reservoir, Vic 3073

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 109 m2**

**Type: Townhouse**



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**\$520,000 - \$570,000**

Ideally positioned just one block from Broadway's great range of retail and restaurant options, just moments away from newly renovated Reservoir station together with bus service routes on Broadway complement this dynamic dual level townhouse delivering inviting dimensions behind a distinctive modern façade. Natural light from a north-facing aspect fills the upstairs living/dining area beautifully while a generous balcony also soaks up the sun. Main bedroom that's complemented by built-in robes, a fully-tiled central bathroom and a second double bedroom with its own built-in robes. Polished hardwood floorboards and an open-plan kitchen featuring stone benches, stainless steel appliances and stylish cabinetry further enhance the spaces of a design where an upstairs powder room and a downstairs laundry contribute to the evident sense of quality. Reverse cycle heating/cooling units keep each room individually comfortable. A secure single garage provides the perfect conclusion to this instantly attractive address, one of only four.