

# 3 Merino Street, Reservoir, Vic 3073

Nelson Alexander

## House For Sale

Thursday, 7 March 2024

3 Merino Street, Reservoir, Vic 3073

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Joe Horton  
0394785000



Daniel Prossimo  
0394691000

## **Auction \$700,000 - \$750,000**

Recently updated with a commitment to quality and an eye for style and sophistication, this superb home provides light and bright family-sized spaces surrounded by easy-care gardens in an effortless, lock-and-leave format, ideal for owner-occupiers and investors alike! Engineered timber floors enhance a ground floor that offers the all-ages convenience of a generously proportioned bedroom adjacent to a sleek contemporary bathroom finished with matt black fittings and fixtures. It shares the lower level with the open-plan living meals; large and light-filled, it integrates a stylish kitchen updated to introduce bespoke cabinetry in on-trend shades, matt black fittings, stone bench tops, a farmhouse sink and a stainless steel range against a herringbone patterned tiled splashback. The cleverly laid-out laundry takes its design cues from the kitchen, including stone tops and matt black fittings. Sliding doors in a wall of glass invite a seamless transition to a low-maintenance Permatimber deck bathed in all-day sun and the perfect spot for alfresco entertainment with friends and family...or a relaxing few minutes with a good book or the news feeds! Two first-floor bedrooms, one with a built-in robe and the other with a walk-in, share the second family bathroom. Matt black fixtures and fittings against neutral tones create an impressive, pampering space. Split system units to every room, complemented by ducted heating, ensure year-round comfort and lead list of extras including NBN connection, under-stair storage, spacious garage with internal access and custom crafted fitted storage (complemented by parking for two extra cars). Zoned to Reservoir Views Primary and Reservoir High, it's a very short walk or bike ride to the Darebin Creek Trail, enjoys easy access to the bus, local parks and playgrounds, and is just a few minutes from the heart of Reservoir.