

31 Cameron Street, Reservoir, Vic 3073

LOVE & CO

House For Sale

Tuesday, 11 June 2024

31 Cameron Street, Reservoir, Vic 3073

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 530 m2

Type: House



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Shane Yaman
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\$850,000 - \$935,000

A rare jewel in a central, quiet location, this art deco beauty is a tightly held treasure amidst beautiful but low maintenance gardens. A welcoming porch entrance introduces natural light to a flexible interior flanked by zoned sleeping quarters and separate living and dining rooms with a central bathroom and rear kitchen, study, and laundry. The house features high decorative plasterwork ceilings, decorative cornices and architraves, large windows, picture rails, fireplaces, floating timber floors and carpeting creating an impressive depth of character throughout. The kitchen boasts ample benching and plentiful storage. The wow factor continues once you step foot in the charming rear yard where shrub and vegetable garden-beds frame the fence line, along with a fire pit and fernery, creating a serene and private area with ample seating for outdoor gatherings. The property also includes the added appeal of a single garage, workshop, and off-street parking. Added features include, ducted heating, cooling, a home office, and ample garden storage. The property is well located with the Rona Street children's playground located close by and Crispe and Edwardes parks easily accessed. Schools are in close proximity. Local Spring Street and Gilbert Road shopping strips are mere minutes walking distance away and the Preston market and High Street shops or central Reservoir a short car or train ride. The location lends itself to travel along the M80 ring road. Regent station and bus hub and the Gilbert Road tram are minutes walk away. This beautiful home is one not to be missed, it presents buyers with a number of opportunities, and you could comfortably move straight in, renovate to your own style, extend or keep for a future investment prospect (STCA). Due diligence checklist - for home and residential property buyers <http://www.consumer.vic.gov.au/duediligencechecklist>