

**31 Nisbett Street, Reservoir, Vic 3073**



**House For Sale**

Thursday, 16 November 2023

**31 Nisbett Street, Reservoir, Vic 3073**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 576 m2**

**Type: House**



Alastair Surtees  
0394622922



Maria Kefalas  
0394622922

**Auction: \$650,000 - \$715,000**

Offered for the very first time since purchased by its original owners, an exciting opportunity is presented to the astute buyer of this potential-packed two-bedroom home with dreams of renovating or redeveloping (STCA) in a convenient locale. Presented in original condition, creative types have a fantastic opportunity to roll up their sleeves and transform the neat and tidy interior into a modern masterpiece. Featuring two bright bedrooms inside, a freestanding bungalow/third bedroom outside, a welcoming lounge on entry, central open-plan kitchen/meals area and separate laundry, there's also scope to extend the home into the huge grassed backyard as the family grows (STCA). As appealing as the home would be for restoration purposes, it would proudly make way for a modern redevelopment or the brand new family home of your dreams should development be the option of choice, now or in the future (STCA). With a generous 576sqm (approx.) north-facing block presenting as your field of dreams and a stellar location moments from Northland Shopping Centre, Preston North East Primary School, the No.86 tram, nearby parks, La Trobe University and Summerhill Shopping Centre, renovating or developing in this popular location is an opportunity that's too good to refuse (STCA)!