

**31A Arundel Avenue, Reservoir, Vic 3073**

**Sold Unit**

Friday, 11 August 2023

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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$560,500**

Promising an unforgettable lifestyle and nestled at the rear of a boutique block of only two, this modern unit offers security, space and a coveted Reservoir location. Enriched with high end detail and soft neutral tones, it's walking distance to Johnston Street eateries, public transportation, parklands and only minutes from local shopping hubs, Edwardes Street village and major arterials. The meticulously presented interior reveals an open plan kitchen, dining and living domain with sliding doors accessing a lovely low maintenance courtyard. The delightful kitchen comes equipped with stainless steel appliances, dishwasher and ample storage. Further along from a nearby passageway is a two bedroom sleeping wing serviced by a stylish bathroom and Euro laundry. This home also has the added appeal of a single car space, Crimsafe security door, security sensor lights for the entry and carpark, a 2000Litre water tank that's connected to the toilet system, floating engineered floors, and split system heating and cooling for year round comfort.