

36 Cuthbert Road, Reservoir, Vic 3073

Nelson Alexander

House For Sale

Thursday, 25 January 2024

36 Cuthbert Road, Reservoir, Vic 3073

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 650 m2

Type: House



Matthew Akritidis
0394691000



Tom Alexiadis
0394861800

Auction \$1,000,000 - \$1,100,000

Rich with period character and retaining all the elegance of the era, this updated and extended residence on a sizeable 650m² presents a truly exciting opportunity for modern family living with a plethora of local amenity on the doorstep. Enveloped in manicured gardens, a classic Californian Bungalow façade introduces a wide entranceway and soaring ceilings, revealing three generous bedrooms with built in robes and a traditional two-way bathroom with spa. A charming timber kitchen adjoins the sunny meals and living area, enjoying day long natural light from its enviable rear north-facing orientation, opening directly onto an entertainers' patio and deep rear garden - a true backyard haven for growing families to make lifelong memories. The separate living room ensures space for everyone to relax, and a huge four-car garage via side driveway allows for easy off-street parking. Warmth and character combine with modern functionality including polished timber flooring, gorgeous bay windows, fireplaces, split system heating and cooling, ducted heating and separate laundry and powder room. Immediately comfortable and with tremendous scope for future renovation/extension (STCA) this rare opportunity celebrates a top location to match: a short stroll to Broadway shops and cafes, city-bound trams, trains, local schools and kindergartens, plus Darebin Creek's walking/cycling trails, parklands and Reservoir Leisure Centre all within easy reach. There's so much to love!