

**36 Nisbett Street, Reservoir, Vic 3073**



**House For Sale**

Wednesday, 24 April 2024

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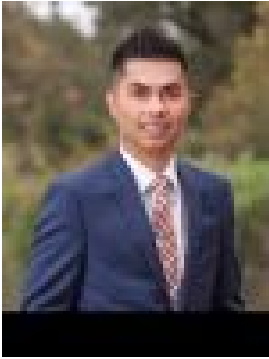
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 5**

**Area: 581 m2**

**Type: House**



Keb Nguyen  
0434532137



Sam Chan  
0394622922

## **Auction: Saturday 18th May at 10am**

This property presents an exciting opportunity for both homebuyers and investors alike, boasting a prime location on the border of Preston that combines convenience and potential. The charming two-bedroom home, offers versatility and space for various living arrangements. Situated within walking distance of key amenities such as Northland Shopping Centre, Preston North East Primary School, and bus transport, it promises a lifestyle of convenience. The updated presentation and neat appearance make it immediately appealing to those looking to move in or lease out. Inside, an open planned home with timber floorboards add character, while the presence of renovated kitchen and bathrooms enhances functionality. The generous-sized bedrooms complete with roller shutters ensure ample living space, while the low-maintenance backyard with a decked BBQ entertainment area provides outdoor enjoyment and storage. With multi car accommodations on a substantial 581sqm of land, there's plenty of room for vehicles and potential for further development or landscaping, plenty of room for redevelopment, adding to your asset. The property's convenient access to La Trobe University, parkland, and the 86 tram ensures connectivity to broader amenities and transportation networks. Overall, this property is sure to attract widespread interest due to its combination of location, versatility, and future potential, making it a compelling investment opportunity in Reservoir and Preston's sought-after real estate market.