

**37 Oakhill Avenue, Reservoir, Vic 3073**



**House For Sale**

Thursday, 4 April 2024

37 Oakhill Avenue, Reservoir, Vic 3073

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 515 m2**

**Type: House**



Alice Rossi

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Russell Adams

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## **\$1,000,000 - \$1,100,000**

Welcome to 37 Oakhill Avenue in Reservoir, nestled in the heart of the prestigious Oakhill Estate, Reservoir's most exclusive pocket. This charming residence, set on a generous 515 square meters, promises an unrivaled lifestyle just 12 kilometers from Melbourne's CBD, offering the perfect blend of suburban tranquility and urban convenience. As you step inside, the warmth of the high-ceilinged interior welcomes you, leading you through a thoughtfully laid out floor plan that includes three cozy bedrooms, a central bathroom complemented by a separate toilet, a spacious living area that seamlessly connects to the separate dining room, and a spacious laundry. The original kitchen adds a touch of character, while ducted heating and split system air conditioning ensure year-round comfort. The outdoor areas are equally impressive, with a secure backyard providing a safe haven for children to play and a lovely front porch perfect for relaxing with a morning coffee. A side drive leads to a lock-up garage with space for two cars and additional storage under the house ensures practicality is matched with convenience. This home's location is truly unbeatable, with easy access to an array of amenities including High Street's bustling cafes and restaurants, Regent train station, and tram 86 stops on Plenty Road. Families will appreciate the proximity to esteemed educational institutions like Preston Primary School and Holy Name Primary School, while students will benefit from the close proximity to Latrobe University. Shopping is a breeze with Northland Shopping Centre, Preston Market, and Summerhill Shopping Centre all just a stone's throw away. This home is a gateway to a lifestyle of ease and accessibility, your perfect start or next chapter in Reservoir. Land size: 515m<sup>2</sup> Deposit: 10% of the purchase price Settlement preference: 30/60/90 days Rental assessment: \$650 per week