

# 4/206 Spring Street, Reservoir, Vic 3073

## Sold Unit

Wednesday, 20 September 2023



4/206 Spring Street, Reservoir, Vic 3073

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$590,000**

SOLD by Miles Real Estate. The bonus of a third bedroom, the brilliance of a new kitchen and the benefit of prized privacy towards the rear of a small villa development form the basis of an exceptional opportunity presented by this spacious single-level unit. Perfect proportions and an abundance of natural light define the oversized interior of this north-facing home that with new flooring, gas heating and a heap of storage is immediately ready for a low-maintenance lifestyle complemented by a secluded rear courtyard garden. Set well back in a block of only five, the location is one to savour as within close walking proximity is Reservoir's shopping precinct with supermarkets, cafes, shops, library and landmark train station, parklands including Edwardes Lake and trails, schools and the Preston Market. Ideal dimensions for downsizers, first-home buyers and investors underline the inviting layout that features three double bedrooms all with built-in robes, light-filled living room with air-conditioner, brand-new kitchen and meals area, modern central bathroom (separate shower and bathtub), WC, full-size laundry, large linen cupboard plus an adjoining lock-up garage on title.