

4/4 Pratt Street, Reservoir, Vic 3073

Rata & Co.

Unit For Sale

Saturday, 15 June 2024

4/4 Pratt Street, Reservoir, Vic 3073

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Alex Doucas
0419593311

AUCTION ESR \$495,000 - \$544,500

Welcome to 4/4 Pratt Street, where cosy comfort meets unparalleled convenience. This delightful unit offers the perfect fusion of practical living and serene surroundings, creating an ideal retreat for those yearning for a tranquil lifestyle. Upon entering, you'll be greeted by a thoughtfully designed layout showcasing two bedrooms, each equipped with built-in wardrobes, ensuring ample storage space for your belongings. The kitchen boasts stainless steel finishes, including a sleek under-bench oven, seamlessly combining functionality with convenience as it links with the dining and living area. The central family bathroom and laundry further add to the home's functionality and comfort. Experience year-round comfort with integrated split system air conditioning and ducted heating, seamlessly incorporated into the living area and bedrooms, promising a pleasant ambiance regardless of the weather outside. Step outside to your private courtyard, perfect for outdoor relaxation or hosting guests. With the added convenience of a dedicated parking spot, you'll never have to worry about finding a place to park your car. Embrace the tranquillity of the neighbourhood while still relishing easy access to essential amenities such as Reservoir Primary School and Preston High School, Reservoir Train Station, and Northland shopping centre, fulfilling all shopping, leisure, and recreational needs effortlessly. Don't let the chance slip by to claim this cosy residence as your own. Schedule a viewing today and experience the blend of comfort and convenience!

PHOTO ID REQUIRED Due diligence checklist - consumer.vic.gov.au/duediligencechecklist Privacy Policy and Privacy Collection Notice - rataandco.com.au/privacy-policy Material Facts Apply- please refer to the contract of sale and vendor statement for material facts and seek legal advice if required. Land size sourced from land.vic.gov.au. This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.