

**4/64 Hickford Street, Reservoir, Vic 3073**



**Sold Unit**

Monday, 6 November 2023

4/64 Hickford Street, Reservoir, Vic 3073

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 179 m2**

**Type: Unit**



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**\$576,000**

Enjoying a peaceful and private position at the rear on a block of only four hides this light, bright and easy-to-maintain single-level unit, which represents a fantastic entry, smart downsizing option or investment in a sought-after pocket! Immaculately presented, dressed with contemporary timber flooring underfoot and bathed in natural light, the positive appeal begins with the two robed bedrooms of generous proportions that are zoned at the front with a quiet study area and stylish bathroom and flows through to the radiant open-plan living domain, which captures the northerly aspect and delights with its relaxed living, spacious dining and modern kitchen with stainless steel appliances. A desirable north-facing courtyard with an undercover entertaining area is the epitome of low-maintenance living; split-system heating/cooling, European laundry, abundant storage and a single lock-up garage are further highlights. Enhancing the appeal of this single-level sensation is the premier location, which is within walking distance of Reservoir Views Primary School and bus services and moments from JC Donath Reserve, Ruthven train station, Broadway shops and cafes, the Metropolitan Ring Road, Plenty Road trams, La Trobe University and Bundoora Park.