

**4/9 McCrae, Reservoir, Vic 3073**



**Townhouse For Sale**

Wednesday, 3 April 2024

4/9 McCrae, Reservoir, Vic 3073

**Bedrooms: 2**

**Bathrooms: 3**

**Parkings: 1**

**Type: Townhouse**



George Gimelli  
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**AUCTION: \$690,000 - \$750,000**

Hitting the heights of luxury, this brand-new two-bedroom townhouse offers a luxurious lock-and-leave lifestyle to love in a desirable Reservoir address. Wide-board timber floors spread underfoot and provide a welcoming introduction into the beautifully composed layout, which generates instant appeal with its square-set high ceilings and sun-kissed open-plan living area that expands onto a private low-maintenance courtyard designed for relaxed brunches or alfresco dining with friends. Back inside, a gorgeous gourmet kitchen steals the limelight with its quality appliances, feature island breakfast bench, sleek waterfall stone benchtops and beautifully-balanced cabinetry, while accommodation quietly resides upstairs and includes two spacious bedrooms (ensuite to main). Chic wall hung vanities and floor-to-ceiling tiling highlight the exceptional quality and on-trend style of all three bathrooms (family bathroom with soaker bath); split-system heating/cooling, separate laundry, three toilets and a remote single garage with an additional car space in front enhance the appeal of this feature-packed abode. Privately set at the rear on a block of four, call it 'home' and enjoy living within walking distance of Ruthven train station, bus transport and Fyfe Street Playground and minutes from shops and cafes along Edwardes Street and Broadway, Edwardes Lake Park, sporting facilities, the Metropolitan Ring Road and excellent schools.