

4 Broughton Avenue, Reservoir, Vic 3073

Nelson Alexander

House For Sale

Wednesday, 17 April 2024

4 Broughton Avenue, Reservoir, Vic 3073

Bedrooms: 6

Bathrooms: 3

Parkings: 4

Area: 661 m2

Type: House



Joe Horton
0394785000



Spiros Karagiannidis
0394691000

EOI \$1,550,000 - \$1,700,000

A tempting duo on one title. Situated within a stroll of Reservoir Station and its vibrant amenities and just as close in the other direction to Regent Station, this dual living opportunity offers endless potential for large and extended families, multi-generational living and astute investors. Making the most of an expansive 661m² allotment (approx.), this increasingly rare opportunity introduces two freestanding, separately metered homes on the one title! Spread over a single level, enhanced by timber floors and some retained period features, including decorative cornice and picture rails, Dwelling 1 introduces three bedrooms sharing a spotless family bathroom with a spa bath. They are complemented by a kitchen appointed with quality stainless steel appliances that over-looks a meals area flowing freely through to the spacious living room. A deep and wide veranda offers covered space for alfresco enjoyment! Constructed with quality and longevity in mind, Dwelling 2 boasts a concrete raft slab on the ground floor, a suspended concrete slab for the first floor, and external and internal in-situ concrete walls throughout. The ground floor offers an all-ages main bedroom with ensuite, complemented by open-plan living anchored by a contemporary kitchen finished in timeless black and white. Two bedrooms share the first floor with the luxury of a spa bathroom. A sunny veranda links up with the double carport to create a haven for outdoor living. Buyers can look to house the family over the two residences, live in one and rent the other, or enjoy double the income stream by renting out both!