

# 4 Long Street, Reservoir, Vic 3073

## House For Sale

Saturday, 27 January 2024

4 Long Street, Reservoir, Vic 3073

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 613 m2

Type: House



John Pasceri  
0405134726



Adriano Persichetti  
0396337111

**\$790,000 - \$830,000**

**\*\*FIRST OPEN THIS SATURDAY 3RD FEBRUARY AT 11:15AM - 11:45AM\*\*\*\*AS A CONDITION OF ENTRY, ALL PERSONS WANTING TO INSPECT MUST PROVIDE NAME, TELEPHONE NUMBER AND EMAIL ADDRESS\*\***A fantastic first family home, also offering the prospect of reliable returns as an investment, this inviting, immaculate property surrounds itself with some 613m<sup>2</sup> of instantly appealing garden spaces. Attractive lines behind a wide street frontage set a welcoming tone for equally engaging proportions where matte finish floorboards, heating and cooling options and fresh paint enhance the modern, 'move in ready' mood. 3 bedrooms, each featuring built-in robes, share a fully tiled bathroom fitted with a family friendly separate bath and shower. Beyond, a generous living and dining area is served by a stylish vinyl wrap kitchen where soft closing cabinetry, ample bench-space and stainless steel appliances deliver ideal efficiency. The fabulous undercover alfresco terrace creates a sensational entertaining zone overlook the manicured rear garden's exceptional dimensions. A 2 car garage and plenty of side drive car parking further complement a picture of significant appeal, with parks, primary schools, William Ruthven Secondary College and M80 ring road access all conveniently close. My Agent Real Estate, a boutique agency offering a high level of service and innovative Real Estate practices to our clients right across Melbourne. Please visit our web site [www.myagentre.com.au](http://www.myagentre.com.au) where you can see all our listings and apply for our properties on line. Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>**DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.**