

# 43 Gloucester Street, Reservoir, Vic 3073

Nelson Alexander

## House For Sale

Friday, 17 May 2024

43 Gloucester Street, Reservoir, Vic 3073

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Spiros Karagiannidis  
0394691000

## **Auction \$1,150,000 - \$1,250,000**

Absolutely captivating from the outset, this Deco delight, perfectly positioned for lifestyle ease, will meet the demands of those seeking that rare blend of charm, character, comfort and convenience! A location a short stroll from Edwardes Lake, Crispe Park, the local village on Gilbert Road and within an easy walk of the station and dining and shopping options of Edwardes, High and Regent Street. This blonde brick beauty on a generous 631m<sup>2</sup> allotment (approx.) offers exceptional lifestyle appeal. Behind a timeless façade, period features, such as decorative cornices on high ceilings, timber floors, picture rails, stained architraves, double-hung windows, and an open fireplace, enhance an interior that seamlessly blends the classic and the contemporary. Forming the hub of the home is an eat-in kitchen. Fitted with premium appliances from Bosch and De Longhi, it links the generously proportioned lounge to the equally expansive living-meals, where sliding doors lead out to a private entertainer's courtyard, ideal for indoor-outdoor enjoyment. Complementing the lush lawn of the deep and wide rear yard is a paved area safe behind double gates and ideal for ball sports, scooters, and trikes. The main bedroom includes a stone-finished ensuite complete with an oversized shower. Of the two remaining bedrooms, one enjoys direct access to the sleek contemporary bathroom finished with a back-to-the-wall bath. Enticing extras include an open study area, ducted heating, solar panels, multiple split system units, a gas tap to the alfresco space, NBN connection and the convenience of an oversized remote double garage with internal access. Conjunctional Agent Eclipse Property Advisory