

**46a Acheron Avenue, Reservoir, Vic 3073**



**Duplex/Semi-detached For Sale**

Wednesday, 3 April 2024

46a Acheron Avenue, Reservoir, Vic 3073

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Duplex/Semi-detached**



John Catanzariti  
0419384060



Domenic Campisi  
0412777372

## **AUCTION \$1,175,000 - \$1,292,500**

Achieving a higher class of living with its superior build quality, upmarket appointments and high-impact, low-maintenance design, experience the height of luxurious lock-and-leave living with this elite executive residence on the fringe of the coveted Oakhill Estate. Instantly appealing with its own attractive street frontage, no common land and private driveway leading into a remote single garage with an additional car space in front, the positive appeal extends to the meticulously crafted interior of this cutting-edge town residence, which represents an easy-care family-sized upgrade with its two separate living areas, three glamorous bathrooms and two master bedrooms. Towering square-set ceilings accentuate height and space throughout the fashionable downstairs floorplan, which introduces a bright study area before arriving at a stunning master bedroom flaunting a deluxe fully-tiled ensuite and walk-in robe. A first-class kitchen is the focal point of the chic open-plan living, commanding centrestage with its high-quality appliances, sleek soft-close cabinetry, window splashback, Butler's pantry and striking feature island breakfast bench topped with stone. Stacker doors also retract to blend the living area with the sunny entertainer's deck and lush grassed yard. A central retreat upstairs acts as a successful buffer between the hotel-style master bedroom (with fully-tiled ensuite and walk-in robe) and two robed bedrooms, which are serviced by a luxurious main bathroom, while ducted climate control, wide board timber floors downstairs, carpeted bedrooms, alarm, sleek laundry, abundant storage and plenty of natural light throughout elevate this feature-packed home to a class above. Close to Broadway shops and cafes, Reservoir train station, Plenty Road trams, Reservoir East Primary School and nearby parks, it's an elite lifestyle choice!