

**5/25 Ashley Street, Reservoir, Vic 3073**

**Nelson Alexander**

**Unit For Sale**

Friday, 22 March 2024

5/25 Ashley Street, Reservoir, Vic 3073

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Spiros Karagiannidis  
0394691000

## Under Offer

Neat and stylish with fantastic natural light, this beautifully kept unit boasts a fresh and functional layout mere moments from the local charm of Reservoir Village. Stroll to shops, cafes and restaurants, enjoy lush lakeside parkland or hop on a train straight to the city - everything you need is a walk away! Polished timber flooring shines throughout this inviting light-filled interior, with open plan living and dining zones warmed by an electric heater and cooled by a wall A/C unit. The dedicated study/office nook basks in ample sunlight, while the tidy kitchen offers great storage and gleaming timber benchtops. Both bedrooms include built-in robes, while the main also features a sunny window alcove that's perfect for curling up with a book! The large central bathroom sits just off the kitchen with a shower, vanity, separate toilet and space for laundry facilities. Tucked away at the rear of the unit is a private low-maintenance courtyard, ideal for alfresco entertaining with plenty of room for the BBQ. A designated single car space is provided out front for secure off-street parking. Stroll to local boutiques, cafes and eateries along Edwardes Street and The Broadway, as well as Coles Reservoir, Reservoir Library and Reservoir Station for effortless transport into the CBD. Edwardes Lake Park offers walking trails and sports facilities nearby, while further amenities include La Trobe University, Northland Shopping Centre, Preston Market and easy Ring Road access.