

55A Marchant Avenue, Reservoir, Vic 3073



Unit For Sale

Tuesday, 23 January 2024

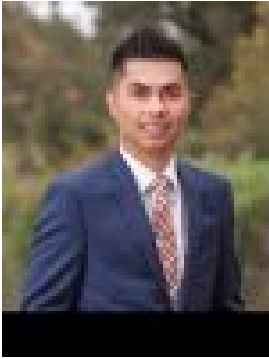
55A Marchant Avenue, Reservoir, Vic 3073

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Keb Nguyen
0434532137



Sam Chan
0394622922

Auction: Saturday 17th February at 1pm

Embark on the next chapter of your life with this stylish single-level unit, perfectly poised for irresistible low-maintenance living in a coveted five-star location. Immaculately-kept and move-in ready, this home offers immediate enjoyment or excellent leasing potential, allowing you to relish the fabulous lifestyle pocket it resides in. Light and space characterize the welcoming open-plan living, seamlessly flowing into a private rear courtyard designed for relaxed entertaining with minimal upkeep. Modern quality defines the bright kitchen with stainless steel appliances, while three robed bedrooms provide comfort and privacy, serviced by a sparkling contemporary bathroom. Convenience is paramount, with early morning jogs around Edwardes Lake Park, weekend brunches on Edwardes Street, and easy commutes to the CBD via Ruthven and Reservoir train stations. Walk to Reservoir Primary School, enjoy proximity to the Metropolitan Ring Road, Regent Village, and Preston Market—all contributing to the perfect place for starting, downsizing, or investing. This instantly appealing home bathed in natural light features ducted heating, split-system cooling, a remote single garage, additional parking space, ample storage, a separate laundry, and no body corporate fees. High ceilings and abundant natural light present a blank canvas, inviting you to personalize your space. With St Stephens Primary School nearby and Reservoir Train Station, Darebin Creek Trail, parkland, and shopping precincts within easy reach, the location caters to the needs of young families and empty nesters alike. Conveniently located near Northland Shopping Centre, La Trobe and RMIT universities, Preston Market, and an array of eateries along Plenty Road and High Street, this home offers a gateway to education and entertainment. This single-level stunner is not just a home; it's a lifestyle upgrade waiting for you to claim it. Seize the opportunity to start anew, downsize with style, or invest wisely in a residence that seamlessly blends practicality and luxury. Your next chapter begins here.