

**57 Barry Street, Reservoir, Vic 3073**

Rata & Co.

**House For Sale**

Monday, 15 April 2024

57 Barry Street, Reservoir, Vic 3073

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 803 m2**

**Type: House**



George Ioannou  
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## AUCTION ESR \$1,039,000 - \$1,142,000

Sitting on 803m<sup>2</sup> of prime real estate, this outstanding opportunity is one that is not to be missed. Offering so much potential, the choice is yours as to how you make your real estate mark on the world. 1. Invest in the current home - a delightful three bedroom home with solid foundation, timber flooring, neutral tones and spacious living zone. Offering a simple floor plan, this is an excellent home for an investment portfolio or for first home buyers and inspired DIYers to embrace and make it their own. 2. Think BIG! Develop with either your own plans, or use the existing, ENDORSED plans and permits for four stunning townhomes that are sure to provide satisfaction and great return. 3. Get creative - in such a prime location, any choice you make will be a winner so there is no option here where you can go wrong. Just moments from Ruthven Station and the High Street network of amenities including Reservoir Primary School, Edwardes Street shops and Edwardes Park Lake and reserve, local bus routes and easy access to the M80 Ring Road, everything box can be ticked with this opportunity. Endorsed plans and permits are all available for inspection. The choices are endless. Now is the time. Inspect and enquire today. PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://rataandco.com.au/privacy-policy) Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from [land.vic.gov.au](http://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.