

**58 Arundel Avenue, Reservoir, Vic 3073**



**House For Sale**

Wednesday, 17 April 2024

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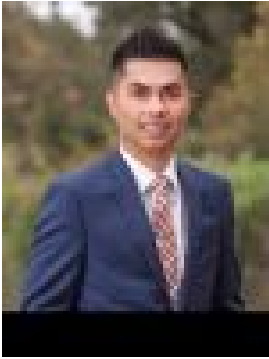
**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 570 m2**

**Type: House**



Keb Nguyen  
0434532137



Sam Chan  
0394622922

**Auction: \$650,000 - \$715,000**

Beautifully sited on a generous 570sqm (approx.) allotment with a desirable north-facing backyard stands this bright, spacious and value-packed two-bedroom home, which could line your pockets with income as a rewarding rental or play out your development dreams, now or in the future. Packed with potential, there's scope to retain the home and build your nest egg out back (STCA), or you could wipe the slate clean and build your dream home or a pair of luxury townhouses (STCA). Thanks to the home's pristine presentation, you can move in and put your future plans on hold as you enjoy the current-day picture of comfort in a location that's within walking distance of Keon Park train station, bus services, JC Donath Reserve and Johnson Street shops and cafes and only minutes away from local schools and the Metropolitan Ring Road. Polished timber floorboards flow through all two bedrooms and the living area, while a pristine kitchen with a 600mm upright cooker is perfectly scaled and proportioned for a young family. Kids have plenty of space to kick the soccer ball around in the large grassed backyard, while a fresh main bathroom, large laundry, two sheds and a drive-through garage adds further appeal.