

**6A Mcfadzean Avenue, Reservoir, Vic 3073**

— Rata & Co.

**Townhouse For Sale**

Saturday, 13 January 2024

6A Mcfadzean Avenue, Reservoir, Vic 3073

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 183 m2**

**Type: Townhouse**



Steven Marino  
0434562901



Diana Jovanovski  
0394657766

## **AUCTION Sat 10 Feb 11:30am**

This beautifully presented home on its own title (no body corporate) offers generous size entertaining and accommodation for everyone to spread out and enjoy. Situated in a highly sought-after pocket of Reservoir, this property is sure to tick all boxes with comfort and convenience right at your doorstep. This is a fantastic opportunity for first home buyer and investors alike to break into Melbourne's property market. Comprising of two bedrooms plus study/office all with built in robes, central bathroom, stylish modern kitchen with an abundance of cupboard space, stone bench top, dishwasher that overlooks the family meals/living area. It doesn't stop here, journey outside to the perfectly manicured and low maintenance courtyard. Blessed with an abundance of features to complete this inviting home are heating/cooling, separate laundry, single lock up garage with internal access and additional off street parking. 20km to the CBD, Only minutes away from Edwards street shops, Reservoir Train Station, Edwards Lake, St Joseph The Worker Primary, Reservoir West Primary School. Combine all of this with the most picturesque walking tracks and reserves - don't miss out on this amazing opportunity to call home. 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.