

# 7 Kinkora Road, Reservoir, Vic 3073



## Sold House

Wednesday, 13 September 2023

7 Kinkora Road, Reservoir, Vic 3073

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 600 m2**

**Type: House**



Maria Kefalas

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**\$1,165,000**

Fall in love at first sight with this beautifully presented four-bedroom weatherboard classic, which takes pride of place in a premier lifestyle location on the fringe of the coveted Oakhill Estate. Beyond the serene front verandah, which is the perfect spot to watch the world pass by, this period beauty opens onto a striking hallway introducing a storybook formal lounge/dining area, enhanced in character with polished timber floorboards, classic high ceilings and a gorgeous large paned window framing a soothing leafy aspect. The positive appeal continues in the radiant meals area in the heart of the home, which enjoys the lifestyle advantages of an indoor-outdoor aspect courtesy of its integration with the paved outdoor entertaining overlooking the private leafy rear garden, and is accompanied by a large family-sized kitchen boasting plenty of space and stainless steel appliances. A large Bay window enhances the allure of the downstairs master bedroom (with fully-tiled spa ensuite and built-in robes), while a further three large bedrooms (one of which is an oversized bedroom with retreat) and central family bathroom are zoned for privacy upstairs. Complete with a downstairs study, decorative high ceilings, ducted heating, split-system cooling, abundant storage and plenty of off-street parking, there's also scope to extract maximum value from the large 600sqm (approx.) block and redevelop (STCA). Enhancing the property's appeal is its dream lifestyle location, which is footsteps to Holy Name Primary School, local shops and cafes, bus services and Plenty Road trams at the end of the street and minutes to Preston Primary School, Summerhill and Northland shopping centres, Regent train station, La Trobe University, Preston Market and the buzzing High Street strip.