

**7 Pedersen Avenue, Reservoir, Vic 3073**



**House For Sale**

Wednesday, 29 May 2024

7 Pedersen Avenue, Reservoir, Vic 3073

**Bedrooms: 4**

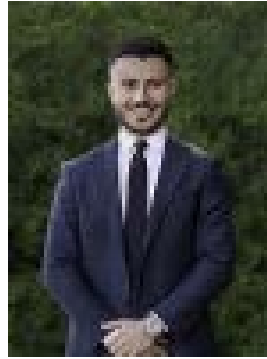
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Colin Abbas  
0414659635



Isaac Katsouranis  
0390705095

**\$820,000 - \$895,000**

Owner built in c1983, this meticulously maintained four bedroom two bathroom residence on a 534m<sup>2</sup> (approx.) allotment with ROW offers growing families excellent entry to everything Reservoir has to offer. Steps to Gertz Street shopping, near Darebin Creek trails, Bundoora Park and an excellent range of schools, this spacious home boasts a wealth of living space, sizeable rear gardens and a studio to the rear of the garage that would make a fine home office. Polished hardwood floors make a smart first impression in this spotless home, where formal living and dining zones are flooded in natural light and a pristine quality appointed central kitchen complete with a breakfast bar oversees relaxed family living. Entertain alfresco in the rear gardens that offer space for vegetable plots while incorporating a single garage and its adjacent studio. Add to this, spotless bathrooms, master with an ensuite, huge laundry, great storage, ducted heating, air-conditioner and two carports. All in a fast-evolving locale within easy reach of central Reservoir shopping and trains and the M80 Ring Road.