

**74C Hickford Street, Reservoir, Vic 3073**



**Townhouse For Sale**

Saturday, 3 February 2024

74C Hickford Street, Reservoir, Vic 3073

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



George Gimelli  
0405996420



Ian Dempsey  
0394788833

**AUCTION: \$800,000 - \$880,000**

In a serene residential enclave, this newly constructed architectural masterpiece stands as a paragon of contemporary residential design. The refined exterior, characterized by sleek lines and premium Spanish bricks, is a visual testament to discerning taste and unparalleled craftsmanship. Upon crossing the threshold, the home unfolds into an expansive open-plan living space, seamlessly merging indoor and outdoor realms. The dwelling, meticulously curated for spatial dynamics and luminosity, features expansive windows and a north-facing orientation, bathing every corner in an ethereal glow of natural light. The heart of the home is the gourmet kitchen, seamlessly integrated with capacious dining and living areas. Housing top-tier appliances, including an induction stovetop, the kitchen is a fulcrum of daily life and sophisticated entertaining. Ascending to the upper floor, a luxurious central bathroom and bespoke study alcove complement three generously proportioned bedrooms adorned with plush carpeting and custom-built cabinetry. The master suite is a sanctuary with pitched ceilings, an expansive balcony, a walk-in robe, and an ensuite adorned with the finest fixtures. The outdoor domain offers an idyllic setting for repose and gatherings, with a low-maintenance garden and deck creating an alfresco haven. Noteworthy amenities include a remote-access garage, discreetly positioned laundry, comprehensive heating and cooling, American oak flooring, bathrooms with heated floors, ample storage, a water tank for sustainability, and a state-of-the-art security system. Situated in close proximity to boutiques, cafes, parklands, transportation links, Bundoora Golf Course, La Trobe University, and Reservoir Views Primary School, this property is not just a dwelling but an eloquent testament to contemporary luxury living. Please note that exact property address will be determined prior to settlement.