

# 8/1 Griffiths Street, Reservoir, Vic 3073

LOVE & CO

## Apartment For Sale

Saturday, 30 September 2023

8/1 Griffiths Street, Reservoir, Vic 3073

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Ryan Di Natale  
0394652133



Ilija Menkinoski  
0394652133

**SALE BY SET DATE: 11th June @ 5:00pm**

Love where you live and you will definitely love living in this smartly designed chic apartment, superbly located on the first floor of the ROSINA boutique development complex. Step outside your front door and walk out into a world of convenience. Perfectly positioned directly opposite the iconic Edwardes Lake Park, immerse yourself in this very desirable parkside lifestyle, 1.5kms of waterfront, picturesque walking tracks and recreational facilities, easy walk to the vibrant Reservoir Village with trendy cafes and thriving brunching scene, supermarkets, specialty shops, Reservoir Train Station, bus services and local schools. Open plan in design with light filled interiors, this fabulous apartment comprises sleek kitchen with stone bench tops, feature patterned splash back, gas cooktop with electric oven, dishwasher, living/ meals area opening to a private balcony with views of parklands, 2 generous sized bedrooms with mirrored built in robes, a stylish bathroom and concealed, Euro style laundry facilities. Other features that complement this apartment include floating timber flooring, split system climate control, light fixtures and window furnishings, secure car space on title and a storage unit.\*\*\*NB Investors take note with potential rental approx \$400-\$450pw