

**8 Arundel Avenue, Reservoir, Vic 3073**



**Sold House**

Saturday, 13 April 2024

8 Arundel Avenue, Reservoir, Vic 3073

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 575 m2**

**Type: House**



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**\$811,000**

Set among quality renovations, prestige new homes, and multi-dwelling redevelopments, this comfortable, convenient classic introduces stylish upgraded living for today and enticing potential for tomorrow thanks to its 575m<sup>2</sup> allotment (approx.). Floating floors, unmarked paint and period details of decorative cornice and picture rails enhance an interior that introduces two bedrooms, sharing a sleek contemporary bathroom where matte black fixtures and fittings sit perfectly with floor-to-ceiling subway tiles. Complementing the spacious lounge anchored by an open fireplace is an updated kitchen-meals. Showcasing a quality Blanco 900mm cooker, stone bench tops over gloss finished, soft close, black cabinetry, it offers plenty of space for the family dining table. The deep, wide, north-facing rear yard includes a paved entertainment area, loads of lawn, a carport, and a garage with fitted storage and a side roller door. Ducted heating, a mix of split system and box a/c units, alarm, video entry, ducted vacuum, and laundry with storage lead the long list of extras. Enjoying all the benefits of an in-demand address, it is footsteps from the bus and a short walk to Johnson Street Village, Keon Park Station and the open spaces of Donath Reserve. The Ring Road and the heart of Reservoir are just minutes away. Immaculately presented and perfectly positioned, it provides relaxed living or excellent rental returns while astute buyers plan for the future! THINGS WE THINK YOU'LL LOVE:- Floating floors throughout deliver good-looking, allergy-free, easy-care living - The updated kitchen delivers wow factor looks without sacrificing easy use and functionality - The carport will work brilliantly as a versatile covered area for alfresco entertaining if required - It's a leisurely stroll to the station and the cosmopolitan mix of shops, cafes and eateries at Johnson Street Village - You can live in or let out for years without lifting a finger! Alan King 0416 150 664 Narelle King 0430 525 703