

**83 Broadhurst Avenue, Reservoir, Vic 3073**

**Nelson Alexander**

**House For Sale**

Thursday, 11 April 2024

83 Broadhurst Avenue, Reservoir, Vic 3073

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 835 m2**

**Type: House**



Michelle Portelli  
0394785000



Jordan Kynigopoulos  
0394785000

## **Auction \$1,050,000 - \$1,150,000**

Impressively spacious both inside and out, this double-storey home offers a family environment of immediate comfort and versatility along with exciting options ahead for those looking to renovate or renew (STCA). Set on a wonderfully wide allotment (approx 835sqm), the home itself comprises four bedrooms (large main) all with built-in robes, as well as two full bathrooms and two separate WCs - one on each level. Enhancing its family appeal is the inclusion of a formal lounge and adjoining dining room, upstairs retreat & study space, large rear living area and kitchen/meals complete with Asko dishwasher and stainless-steel cooking appliances. Step outside to discover an expansive backyard with established citrus trees and six veggie patches, plus a full-width rear balcony and remote-control four-car garage via the gated side drive. With cafes around the corner along with local buses, Edgars Creek Wetlands and the open spaces of Edwardes Lake Park, it's also close to Ruthven Station, Reservoir Primary School and Edwardes Street's vibrant shopping precinct.