

# 86 Hickford Street, Reservoir, Vic 3073

## House For Sale

Saturday, 18 November 2023

86 Hickford Street, Reservoir, Vic 3073

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 650 m2

Type: House



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## EOI | Approved Plans and Permits!

Experience the pinnacle of modern living in this exceptional dual-residence property nestled in the vibrant heart of Reservoir. Boasting two meticulously crafted residences on 650m<sup>2</sup>(approx.), this development ready gem seamlessly combines contemporary design with the utmost in comfort and Biggin Scott North is thrilled to be a proud partner in bringing this remarkable project to the market. Let's take a closer look at the features;

**Unit 1:** Total Size: 243.24m<sup>2</sup> Ground Floor: 101.77m<sup>2</sup> of inviting living space with a spacious master bedroom with an ensuite and WIR First Floor: 93.58m<sup>2</sup> featuring well-appointed 3 more bedrooms with WIR (including a second master bedroom) plus a retreat area. Garage/Store: 44.96m<sup>2</sup> for secure parking or additional storage Porch: 2.93m<sup>2</sup> providing a charming entrance

**Unit 2:** Total Size: 254.06m<sup>2</sup> Spacious Ground Floor: 112.20m<sup>2</sup> with open-plan living with a spacious master bedroom with an ensuite and WIR First Floor: 94.98m<sup>2</sup>, offering 3 comfortable bedrooms with WIR (including a second master bedroom) plus a retreat area Garage: 44.14m<sup>2</sup>, ensuring secure parking Porch: 2.74m<sup>2</sup>, a welcoming entry point

Both properties showcase attention to detail, with quality finishes and fixtures throughout once developed. The open layouts create an airy and bright atmosphere, perfect for modern living.

**More Features:**

- Thoughtfully landscaped garden areas.
- Secure garages for each unit.
- Modern kitchens with sleek appliances.
- Inviting living spaces for relaxation and entertainment.
- Well-designed bedrooms for optimal comfort.

**Landscaped Oasis:** Step into the serene garden area, a perfect retreat for relaxation or outdoor gatherings. The landscaping is designed to complement the architecture, providing a harmonious blend of greenery and hardscaping. Moreover, the land is located right in front of Reservoir Views Primary School, this is your chance to craft out a fine future in a prime location shining with possibilities and promise in an ultra-convenient location. It is footsteps from the station, dining, latte, and shopping and just minutes from La Trobe University, Bundoora Park Golf Course, and many more exciting amenities.

\*\*\*\*Expression of Interest due on 20th December 2023. Don't miss the opportunity to own this modern dual-unit residence. Whether for investment or personal use, this property in Reservoir is a gem waiting to be discovered. Schedule a viewing today and envision your new life in this stylish and well-crafted home. Call the experts Bhushan Doshi 0415 156 544 Simran Khattrha 0431 178 435 Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist>

**DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.