

# 9/71 Pine Street, Reservoir, Vic 3073

LOVE & CO

## Unit For Sale

Wednesday, 27 December 2023

9/71 Pine Street, Reservoir, Vic 3073

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$380,000 - \$410,000**

Guaranteeing lifestyle appeal thanks to its proximity to Edwardes Lake, the station, bus and the shopping, café and dining options on Broadway, Edwardes and Spring Streets, this two-bedroom home delivers an alluring entry-level purchase or an outstanding investment opportunity. Tucked to the end of the complex, the north-facing interior introduces two bedrooms served by a central bathroom, complementing them with a spacious lounge that stretches out from a kitchen featuring a 600 mm stainless steel cooker. Astute buyers can look to take full advantage of today's booming rental market, add value with a contemporary update as time and budget allow or reap the rewards of making it over and then moving it on! \* Generous rear courtyard\* Low-maintenance Colorbond fencing \* Timber floors\* Car space on the title\* Central bathroom with laundry facilities \* Gas heating\* Built-in robes in both bedrooms

Due diligence checklist - for home and residential property buyers <http://www.consumer.vic.gov.au/duediligencechecklist>