

**99B McMahon Road, Reservoir, Vic 3073**

**Nelson Alexander**

**Townhouse For Sale**

Saturday, 2 March 2024

99B McMahon Road, Reservoir, Vic 3073

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Peter Neofytou  
0394691000



Laura Mancin  
0394785000

## Private Sale \$595,000

Nest or invest in rewarding Reservoir with this delightful modern townhouse, ideally located for serenity and security while just a stroll from all the essential amenities. First home buyers, downsizers, young families and investors - this double-storey gem, is generously appointed and guaranteed to please! Split system heating and cooling units feature throughout the entire layout, first opening to the lovely light-filled dining zone for an inviting welcome into the home. The contemporary kitchen shines with stone benchtops, stylish splashback, ample cabinetry and quality appliances including dishwasher. Continue down to the spacious lounge nestled comfortably at the rear of the home, opening right out to a fully-fenced backyard with paved patio, easy-care garden, fold-out clothesline and garden shed. There's plenty of room for cosy alfresco dining with the BBQ, or for the kids to safely play on the grass. Both large bedrooms are available upstairs with mirrored built-in robes and their own split system unit, each sharing the sparkling central bathroom with floor-to-ceiling tiling, mirrored vanity and separate bathtub and shower. Additional highlights include the full-size laundry with guest WC, the handy under stairs storage space and a single secure car space located within a shared lock-up garage. Stroll into Reservoir Village for boutique shopping, friendly cafes and eateries, local grocers and Coles supermarket. Bus transport is just down the road, or walk to Ruthven or Reservoir Station for trains heading straight into the city. Enjoy nearby JC Donath Reserve or beautiful Edwardes Lake Park, as well as close access to popular local schools, La Trobe University, RMIT Bundoora, DFO Uni Hill, Northland Shopping Centre, Preston Market and easy M80 entry.