

**4/20 Rathcown Rd, Reservoir, VIC, 3073**

**Nelson Alexander**

**Apartment For Sale**

Wednesday, 14 August 2024

4/20 Rathcown Rd, Reservoir, VIC, 3073

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## **Single level simplicity with huge Northerly courtyard**

Nestled at the rear of a well-maintained complex, this delightful villa unit presents an affordable entry point for first buyers or savvy investors, and a rewarding opportunity for downsizers valuing single level simplicity and low maintenance living with easy connection to local amenity and acres of lush parklands.

Recently updated interiors reveal two generous bedrooms with built in robes, serviced by a bright modern bathroom with separate bath. A sun-soaked living and dining domain with warm timber flooring and split system heating/cooling adjoins the well-equipped kitchen with premium appliances and generous cabinetry. Outside, a huge, paved courtyard with desirable north facing orientation offers inviting indoor/outdoor living and enticing entertaining options on both a large and intimate scale. Add to this, a single lock up garage, full sized internal laundry, shed storage and solid brick construction for year-round comfort.

Reconnect with nature at nearby Darebin Creek with its expansive walking and cycling trails, plus Bundoora Park, Broadway shopping, city-bound transport, schools, and La Trobe University all just moments away. There's so much to love!