

**11 Sharpe St, Reservoir, VIC, 3073**

**Nelson Alexander**

**House For Sale**

Wednesday, 25 September 2024

11 Sharpe St, Reservoir, VIC, 3073

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## **Two homes, endless opportunity!**

Occupying a generous allotment, this unique property delivers a rare opportunity to secure two homes on one title, enabling you to look confidently to the future while exploring boundless possibilities.

Fresh paint enhances period features of recently polished timber floors, leadlight windows, block-mounted switches, and tessellated tiles in the bathroom and ensuite, perfectly complemented by contemporary luxuries of multiple split system units and in-roof storage in the interior of the front residence. Four bedrooms partner perfectly with a spacious living room that integrates a modern kitchen and opens to a spacious deck.

A relaxing space for outdoor enjoyment, it links the front house to the rear dwelling. Here you'll discover a perfectly presented interior where a spacious living-meals (complete with split system unit) and anchored by a stainless-steel equipped kitchen, separate the main bedroom (split system unit) from the two remaining bedrooms for peace and privacy.

Making the most of the impressive proportions of the private yard are extras including multiple sheds, wood-fire pizza oven, a powered workshop, glass house, lush lawn, veggie beds and a chicken coop. Enhancing sustainability is a solar system offering 7.7 kW through 28 panels.

Astute investors can capitalise by enjoying two income streams. Owner-occupiers can offset the mortgage, living in one and renting out the other, while large or multi-generational families can enjoy the security of having the family together without sacrificing privacy.

Minutes from the centre of Reservoir, Regent Station and bus, whatever path you take, this is sure to reward.