

**12 Gilbank Street, Reservoir, VIC, 3073**



**House For Sale**

Sunday, 1 September 2024

12 Gilbank Street, Reservoir, VIC, 3073

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Type: House**

## **A Great Start Or Investment For The Future**

Tastefully enhanced and intelligently extended over the years, this appealing three-bedroom home offers immediate comfort and a supreme level of everyday convenience in a sought-after lifestyle pocket.

A generous offering of three spacious bedrooms serviced by a bright family bathroom with beautiful stained glass windows translates into comfortable living for a young family, and with the luxury of a quiet study, it's easy to continue your hybrid working arrangement.

Polished timber floorboards flow throughout the bright single-level layout, which introduces a welcoming open-plan lounge and dining area soaked in sunshine, while rich timber cabinetry, gas cooking and a dishwasher are assets of the functional kitchen.

Kids will enjoy playing with freedom in the north-facing backyard this summer beneath the shade of the stunning leafy tree; split-system cooling, gas heating and potential to further modernise or build your dream home on a fantastic 520sqm (approx.) block (STCA) are further highlights in a coveted location within easy walking distance of Crispe Reserve, Edwardes Street and Regent Village shops and cafes, Regent train station, Gilbert Road trams, excellent schools and Edwardes Lake Park