

**12 Lloyd Avenue, Reservoir, Vic 3073**

**Nelson Alexander**

**House For Rent**

Wednesday, 7 February 2024

12 Lloyd Avenue, Reservoir, Vic 3073

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



David Barnes  
0394691000

**\$880pw / \$3824pcm**

This updated weatherboard hides behind a high and secure front fence and electric gate. With beautiful leadlight windows, high ceilings and large bright rooms with polished floor boards, this home is perfect for a family or working from home. Located within only a short walk to Johnston Street shops, Donath & Dole Reserves with footy, soccer, cricket fields and tennis courts, and within close proximity to Keon Park Train Station and the Cheddar Road bus, the commute into the CBD or La Trobe University is made easy. The main residence comprises of;

- Three bedrooms with polished floorboards
- Master bedroom with ensuite and WIR
- Central master bathroom with freestanding bathtub
- Open plan kitchen/meals and living
- Huge stacking slider door leads to covered alfresco space and laundry facilities
- Lawn mowing is included and so you'll want to enjoy the grassed backyard
- Plenty of parking space and low maintenance yards.

If this is not enough, there is a bonus fully self-contained granny flat, with kitchenette, lounge area, separate bedroom with basic bathroom, that is perfect for a home office, teenage retreat, or guest accommodation.