

**122 Reservoir Road, Sunbury, Vic 3429**



**House For Sale**

Wednesday, 22 November 2023

**122 Reservoir Road, Sunbury, Vic 3429**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 718 m2**

**Type: House**



Jason Sheridan  
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**\$560,000 - \$610,000**

Tightly held for 35 years, this is a rare opportunity to secure a location perfect lifestyle on 718m<sup>2</sup> (approx.) in a nice and quiet yet highly convenient neighbourhood, with million-dollar homes nearby. With lovely presentation, the home also boasts a perfect north-to-rear aspect and wide side access, enabling excellent scope to expand, remodel, or sub-divide (STCA). Structurally sound, the single-level brick home is enhanced by hardwood elements, with the interior layout spanning an entry vestibule, lounge, spacious kitchen/meals, and living area – opening to a paved pergola set in the level rear yard. Accommodation comprises three bedrooms serviced by a dual ensuite access bathroom with a separate bath and shower. Fenced, with easy access, the largely cleared property comes with a crushed rock side driveway purposed for heavy vehicles leading to a gated side driveway to secure parking for 2 vehicles, a 6m x 3.5m multi-use powered/concreted shed, 2 garden sheds, reverse cycle air conditioning, and an internal laundry. Walk to bus services, reserves, Melba Foodworks, café and fish & chips shop, and Sunbury West Primary School. Also close to the Aldi complex shopping precinct, Sunbury Heights Primary School, Sunbury Downs College, and quick and easy access to the Calder Freeway.