

1A Rodman Street, Reservoir, Vic 3073



House For Sale

Tuesday, 25 June 2024

1A Rodman Street, Reservoir, Vic 3073

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 484 m2

Type: House



Andrew Mizzi
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\$650,000 - \$700,000

Discover the potential of 1A Rodman Street in Reservoir, on the market for the first time. This beautifully elevated brick veneer house, set on a spacious 484 sqm of land, has been immaculately maintained and offers a fantastic opportunity for those looking to renovate and create their dream home. As you enter, a lovely front yard and porch welcome you into the home. Inside, the well-thought-out layout presents three cozy bedrooms on the right side, all serviced by a central bathroom with a separate toilet for added convenience. To the left, you'll find a comfortable and light-filled lounge that leads to the kitchen and meals area - perfect for everyday living and entertaining. The outdoor area features a private and easy-to-maintain paved courtyard, a vegetable garden, and an undercover entertainment space leading to a charming cantina. This versatile room has been cherished over the years and can be transformed into your personal retreat. The property also includes a full-size laundry, a single-car garage plus a single-car carport, and a split system air conditioning unit for year-round comfort. Situated within walking distance of shops, parks, Keon Park and Ruthven Train Stations, local bus routes, schools, and much more, this location offers convenience at its best. This home is a true gem, presenting immense potential for first-home buyers, downsizers, and savvy investors alike. Don't miss out on the chance to make this house your own - a perfect blend of comfort, potential, and location. Land size: 484m² approx. Deposit: 10% of the purchase price Settlement preference: 30/45/60 days Rental assessment: \$500-\$550 per week