

**2 Oakhill Ave, Reservoir, VIC, 3073**

**Nelson Alexander**

**House For Sale**

Wednesday, 25 September 2024

2 Oakhill Ave, Reservoir, VIC, 3073

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## **Spacious, elegant Californian classic**

Immediately appealing from its landscaped front garden and the classic, timeless façade, this Californian Bungalow provides an outstanding opportunity for family living in the highly sought-after Oakhill Estate.

Footsteps to Plenty Road's tram, dining, café and entertainment options and within a few minutes of schools, childcare and Northland, it combines the timeless appeal of its retained period features, including decorative ceilings, sash windows, fretwork, bay window and leadlight, with comprehensive contemporary updates to create impressive spaces for relaxed living.

Anchored by a gas heater under a distinctive timber mantle, the spacious lounge is perfectly complemented by three generously proportioned bedrooms, central heating all finished with fitted wardrobes and served by a superb contemporary bathroom finished with terrazzo tiles and a stone vanity.

Terrazzo tiles feature a stainless steel-appointed, eat-in kitchen that sits opposite a family-size laundry that introduces an extensive range of storage options.

Freshly painted, enticing extras include a split system unit, a convenient second toilet, and good-looking, easy-care hybrid flooring throughout.

Set on an expansive 126m<sup>2</sup> allotment (approx.), the deep and wide rear yard delivers an abundance of parking options, a blank canvas to introduce alfresco options, and space to extend if desired (stca).