

# 21 Gellibrand Crescent, Reservoir, VIC, 3073



## House For Sale

Wednesday, 25 September 2024

21 Gellibrand Crescent, Reservoir, VIC, 3073

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Type: House**



Adrian Antonello

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## **FAMILY LIVING WITH ENDLESS OF OPPORTUNITIES**

Manicured and well-kept gardens surround the property and invite you to a home ready to be enjoyed, filled with character while presenting a tantalising opportunity to further enhance let it be up or out into the deep rear yard of approx. 904 sqms of land or plan your future of building a dream home in this desired location.

With a wide frontage of 18.3m this home exudes period features and family appeal and all year-round comfort with ducted heating, split system cooling in the bright spacious and cosy lounge room. The hub of the home is the kitchen and meals area with its rich toned polished floors that could be found throughout the home and an impressive upright stove, dishwasher and ample of storage.

Three generous size bedrooms all with built in robes and ceiling fans (main bedroom with A/C), central bathroom, sperate toilet and laundry facilities that leads out to an undercover entertainment area that can be enclosed on those wet days or ideal for the summer evenings.

The side drive can accommodate multiple vehicles and behind the gate is ample of room to park cars, trucks, boats, trailers inside or outside the tandem garage, at the rear is a grand size studio/games room or workshop.

The expansive yard is bordered by hedging trees to create privacy and is maintained by the 17,500-litre water tank and irrigation throughout the ideal yard for kids to play footy, keen gardeners or the perfect spot for a pool.

This family friendly and community area is a wonderful place to move into with the vibrant Gellibrand village only metres away that includes gelato shop, Milk bar and Post Office, Mariluci fine foods, bustling café, yoga studio, Kindergarten, parks, Bus services, Ruthven Station, Reservoir Primary School and so much more.