

**22 Callander Street, Reservoir, VIC, 3073**



**House For Sale**

Wednesday, 25 September 2024

22 Callander Street, Reservoir, VIC, 3073

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Type: House**

## **Prime Reservoir Opportunity: Large 786 m<sup>2</sup> (approx.) Block with Endless Possibilities**

Set on an expansive 786 m<sup>2</sup> (approx.) block, 22 Callander Street, Reservoir offers a rare opportunity to secure a property with both space and potential in a highly sought-after location. Whether you're looking for a family home, an investment, or a development opportunity (STCA), this property ticks all the boxes.

The home itself has been impeccably maintained, reflecting the care and pride of its owners. Step inside to discover a light-filled, spacious interior featuring multiple living areas that create a sense of comfort and warmth. The well-appointed kitchen offers ample storage and a great space, making it perfect for those who love to cook and entertain. Each of the bedrooms is generously sized, with large windows that invite plenty of natural light, while the central bathroom is neat and functional.

The massive backyard is the standout feature of this property, providing endless possibilities for extension, landscaping, or future development. Whether you're dreaming of adding a pool, creating a garden oasis, or even exploring subdivision potential (STCA), this land size is a true rarity in today's market.

Additional features include a secure garage, ample driveway parking, and well-maintained gardens. Positioned close to local schools, parks, shopping, and public transport, this property offers both a peaceful residential lifestyle and easy access to all the amenities Reservoir has to offer.

This is a fantastic chance to secure a large block with a beautifully kept home, ready to move in, renovate, or explore future possibilities. Don't miss out on this outstanding opportunity!