

27 Ryan Street, Reservoir, Vic 3073



House For Sale

Sunday, 23 June 2024

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Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 600 m2

Type: House



Gin Wu
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Hilda Leong
0410109868

\$780,000 - \$850,000

First time offered, nestled in a serene setting on rectangle 600 square metres, this meticulously maintained home offers spacious interiors and an array of family-friendly features. With diligent care over the years, this residence radiates a palpable sense of pride of ownership, ensuring years of comfort and enjoyment for the new owners. The home boasts immaculately landscaped gardens and generous proportions, including three spacious bedrooms, each adorned with large robes providing ample storage. The main bathroom and an additional powder room (with one situated outdoors) prioritize comfort and convenience in every aspect of the home. The formal lounge and living areas invite cozy gatherings, perfect for creating lasting memories. The heart of the home lies in the timber kitchen/meals/family area, which is complete with stainless steel cooking appliances and ample benchtops, creating an ambiance of culinary delight. Year-round comfort is ensured with ducted heating, wall unit cooling. Outside, the allure continues with an undercover veranda and a spacious backyard, making your outdoor living and entertaining experience exceptional. The property also features a four-car garage with a massive storage area and workshop behind. Additional features include timber floorboards underneath the carpet, ample driveway and off-street parking and two large rainwater tanks. This home offers easy access to popular primary schools, high schools, kinder/childcare facilities, local parks, and the picturesque Merri Creek trails. Additionally, Ruthven train station, sought-after shopping precincts, and the Ring Road are within easy reach, ensuring convenience and connectivity for your daily commute and leisure activities. Land size: approx 600 sqm2 approx. Deposit: 10% Settlement preference: 30, 60 and 90 days Rental assessment: \$550 - \$600 per week