

42 Broadhurst Avenue, Reservoir, Vic 3073

Rata & Co.

House For Sale

Saturday, 29 June 2024

42 Broadhurst Avenue, Reservoir, Vic 3073

Bedrooms: 3

Bathrooms: 1

Parkings: 8

Area: 960 m2

Type: House



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Contact Agent

Retaining so much character and charm of its era, this home on a corner allotment of 960m² (approx.) featuring in a location to envy presents an exciting "blank canvas" opportunity for a dream renovation, redevelopment, or new home build to write the next chapter of a very exciting story (STCA). Steeped in old-world charm via high ceilings, timber flooring, and superbly proportioned interiors lay the foundations for enticing potential. The homes accommodation comprises three large bedrooms, separate living/dining and lounge, plus main bathroom, multi car garage, storage shed & cellar. Plenty of off street parking with ample space for your caravan, trailer, work vehicle or up to eight cars. Leave the car at home and stroll to Ruthven station, cafes, Edwardes street shopping precinct, parklands & schools all within easy reach. Rich with history and the promise of tomorrow, this incredibly rare opportunity looks confidently towards the next generation to unleash their creative vision and reap the future rewards. Make your mark! PHOTO ID REQUIRED Due diligence checklist - consumer.vic.gov.au/duediligencechecklist Privacy Policy and Privacy Collection Notice - rataandco.com.au/privacy-policy Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from land.vic.gov.au. This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.