

**51 Lloyd Avenue, Reservoir, VIC, 3073**

LOVE & CO

**House For Sale**

Sunday, 8 September 2024

51 Lloyd Avenue, Reservoir, VIC, 3073

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## **LOCATION WITH POTENTIAL - CORNER BLOCK APPROX**

Providing the perfect combination of position and potential, this cream BV family home will certainly attract a variety of astute purchasers looking for a solid investment with future capital growth in a prime real estate locale and the convenience of having everything you need at your doorstep.

Step outside your front door and stroll down to the vibrant Johnson St Shopping Village, trendy cafes and eateries, the upgraded Keon Park train station for direct commute into the CBD, an abundance of recreational parklands, bike paths, sporting clubs, local schools and easy access to the M80 Ring Road Network.

Sitting on a substantial land size of approx 526m<sup>2</sup>, this well-maintained home is ready to move in and enjoy today, whilst offering unlimited potential to renovate, extend, redevelop (STCA) or just add your own personal touches to create and transform to suit a modern lifestyle.

Comprising formal lounge room, 3 good sized bedrooms (2 with built-in robes) updated kitchen equipped with 900mm FISHER & PAYKEL cooker, plenty of cupboard space, incorporating meals/ dining area, stylish bathroom and separate laundry.

A fantastic rear yard provides plenty of outdoor space for leisure and entertaining with a huge undercover area/verandah and side access that can accommodate multiple cars or larger vehicles.