

**62 Marchant Avenue, Reservoir, VIC, 3073**



**House For Sale**

Wednesday, 25 September 2024

62 Marchant Avenue, Reservoir, VIC, 3073

**Bedrooms: 3**

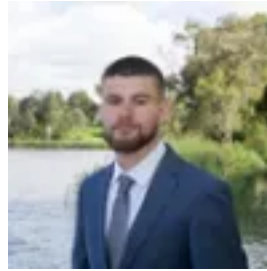
**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Alastair Surtees  
0394622922



Lucas Mitsinikos

## **Unbeatable Value In Reservoir's Heart!**

Turn the key to this original beauty and open a world of opportunity in the heart of Reservoir.

Sited on a generous 648.7sqm (approx.) block with a 15.2m (approx.) frontage, there's scope to build your dream luxury home in a prized lifestyle location (S.T.C.A) or capitalise on the large land component and build a first-class multi-townhouse development with a planning permit approved for 3 townhouses.

The existing single-level residence also presents an exciting renovation opportunity. Presented in excellent original condition with an updated kitchen. Offering a sizeable living area on entry (with split-system cooling and wood heating), open-plan kitchen/meals area, separate laundry, spacious bedrooms central bathroom, high ceilings, freestanding bungalow/third bedroom, huge grassed backyard, multiple sheds, single lock-up garage and plenty of extra off-street parking space, it's a dream place to make your mark on the Reservoir property scene.

Locations in which to do so also seldom get any better, with St Stephen's Catholic Primary School, bus services, the Darebin Creek Trail, Reservoir train station, Broadway shops and cafes and Reservoir Leisure Centre within easy walking distance and Plenty Road trams, La Trobe University, Northland Shopping Centre and Preston Market a short drive away.