

**63 Rathcown Road, Reservoir, Vic 3073**



**House For Sale**

Tuesday, 2 July 2024

63 Rathcown Road, Reservoir, Vic 3073

**Bedrooms: 3**

**Bathrooms: 1**

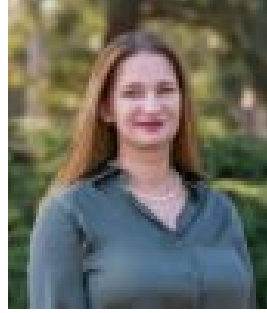
**Parkings: 3**

**Area: 742 m2**

**Type: House**



Leon Phillips  
0474708197



Zuzanna Usta  
0435285566

## **AUCTION \$710,000 - \$780,000**

Be limited only by your own imagination when it comes to deciding the fate of this potential-packed three-bedroom home footsteps from Darebin Creek Reserve and the popular Darebin Creek Trail. Enjoying a favorable north-facing orientation on a large 742sqm (approx.) block towards the end of a private and quiet no-through road, it's the chance of a lifetime to make your mark in a prized Parkside location with a stylish renovation, multi-townhouse development or luxurious lifestyle home (STCA). Currently occupying the prized block is a neat and tidy single-level home, featuring polished timber floorboards throughout all three spacious bedrooms and the welcoming living area on entry, well-appointed kitchen with gas cooking, updated family bathroom, plenty of off-street parking and a huge grassed backyard that could easily accommodate a generous extension as the family grows (STCA). And thanks to its perfectly livable state, you could move in until you're ready to decide its future or lease it out while awaiting plans and permits approval. Enhancing this property's rich appeal is its magnificent lifestyle location, which is within walking distance of La Trobe University, Plenty Road trams and Link Street shops and cafes and just minutes from Bundoora Park Public Golf Course, an assortment of primary and secondary schools and Reservoir's highly-rated lifestyle precinct.