

**1/98 Royal Parade, Reservoir, Vic 3073**

**Nelson Alexander**

**Townhouse For Sale**

Saturday, 29 June 2024

1/98 Royal Parade, Reservoir, Vic 3073

**Bedrooms: 3**

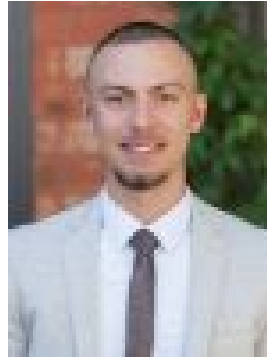
**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Robert Enes  
0432088874



Gabriel Tasevski  
0401737231

**Auction \$820,000 - \$880,000**

Setting the standard in design excellence and modern opulence, this stunning new freestanding townhouse combines quality and class to deliver the ultimate low-maintenance lifestyle – all in a prime position just north of Broadway. Beyond the bold facade, discover a luminous interior boasting three bedrooms (large master) with fitted BIRs complemented by a deluxe ensuite and equally-stylish main bathroom – both with double vanities. Add to this a study alcove with integrated workstation and versatile open living/dining area adjoined by a thoughtfully-designed kitchen with island breakfast bar, custom joinery, Fisher & Paykel cooking appliances and double dishwasher. High square-set ceilings, double-glazed windows, premium flooring and stylish stone surfaces all add to the allure, along with zoned ducted heating/refrigerated cooling, security system, full-size laundry and guest powder room (3rd WC). Sliding doors reveal a secluded backyard with decking, lush lawn and perimeter gardens, plus an internally-accessed garage via gated private driveway (both remote-controlled). Walking distance to Broadway cafes and shops, along with Reservoir Station and a choice of bus routes, it also offers easy access to a range of local schools, Reservoir Leisure Centre, Darebin Creek trails and acres of parkland.