

3/3 Hobbs Crescent, Reservoir, Vic 3073



Townhouse For Sale

Tuesday, 25 June 2024

3/3 Hobbs Crescent, Reservoir, Vic 3073

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse



Alastair Surtees
0394622922



Maria Kefalas
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Auction: \$690,000 - \$750,000

With a host of popular local lifestyle benefits moments from your door and a bright contemporary three-bedroom layout designed for carefree lock-and-leave living, get off to a flying start in the property game as an owner-occupier or investor with this sparkling two-storey townhouse. Presented in immaculate condition for your immediate enjoyment and set at the rear on a boutique block of only three, this magnificent family-sized home for the young couple with an eye on the future or downsizing option for empty nesters still requiring space without the high-maintenance factor excels with its quality finishes, contemporary décor, intelligent zoning and abundance of natural light throughout. Tiled flooring reflects the style and quality of the modern open-plan living domain, which accesses a deluxe kitchen enhanced with stainless steel appliances and plenty of bench and storage space, while a private easy-care courtyard with a chic entertainer's deck embodies the townhouse's low-maintenance lifestyle appeal. Open the back gate onto Ruthven Linear Reserve, giving you plenty of extra green space to enjoy, whilst only being 14 kilometres from the CBD. The property boasts three generous bedrooms, with two sharing the privacy of the upstairs floorplan with a central family bathroom, while a large third bedroom offers easy access to a powder room, perfect for downsizers. Furthermore, this instantly appealing home also features split-system heating/cooling (in the living area and each bedroom), separate laundry and a remote single garage with internal access. Conveniently located within a short walk of Gellibrand Village, Ruthven train station and bus services and minutes from Edwardes Street shops and cafes, schools, Edgars Creek Wetlands, Edwardes Lake Park and the Metropolitan Ring Road.