

**3/40 Hughes Parade, Reservoir, VIC, 3073**

**LOVE & CO**

**Townhouse For Sale**

Tuesday, 22 October 2024

3/40 Hughes Parade, Reservoir, VIC, 3073

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Anwar Kattan  
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Jude Kattan  
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## BRAND NEW- LUXURIOUS LIVING

Built to impress, this simply stunning, brand new townhouse is perfectly positioned in a boutique complex with all the conveniences of modern living in a great lifestyle location where everything you need is only minutes away.

Leisurely walk to Keon Park train station, bus serves, trendy local cafes, schools, recreational parklands, sporting facilities and easy access to major road arterials including the M80 Ring Road network for that extra commuting convenience to the CBD or out to Melbourne airport.

Cleverly designed with an obvious level of style and sophistication, showcasing excellence in craftsmanship with maximum use of light and space, complemented by an intelligent floor, flawless presentation and on trend quality finishes with black accents, that extend through every aspect of this beautiful home.

Brilliantly spread out over two levels, ground floor comprises inviting entrance open plan stone finished kitchen with stylish cabinetry, feature patterned tiled splash back, equipped with gas cooktop/electric oven, dishwasher, island breakfast bar, incorporating meals/dining/ living area with sliding doors opening to private courtyard. full size well fitted laundry and guest powder room.

Upstairs comprises 3 good sized bedrooms with built in mirrored robes, serviced by luxurious main bathroom with bathtub, master with chic ensuite and opening to private balcony

Additional features include

- Split system climate control
- Quality light fittings and window furnishings
- On trend, high end quality fittings and fixtures
- Guest powder room
- Full size, well appointed laundry
- Alarm
- Intercom
- Secure remote control garage with internal entry