

**1/38 Hughes Parade, Reservoir, Vic 3073**



**Unit For Sale**

Wednesday, 19 June 2024

**1/38 Hughes Parade, Reservoir, Vic 3073**

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Alastair Surtees  
0394622922



Maria Kefalas  
0394622922

**Auction: \$395,000 - \$430,000**

Big things come in small packages, as is the case with this deceptively spacious yet easy-to-maintain single-level, free-standing one-bedroom unit. Big on space, style and convenience in the heart of the popular Merrilands Estate, it's an idyllic low-maintenance bundle of carefree Reservoir living tailor-made for the city professional leading a busy lifestyle, first-time buyer keen to get into the market, investor or downsizers desiring a fuss-free approach to their golden years. Enjoying the advantages of its own landscaped street frontage, this instantly appealing home introduces a generous robed bedroom and contemporary bathroom before arriving at a radiant open-plan living area, which excels with its light-filled appearance, polished timber flooring and modern kitchen with an island breakfast bench, stainless steel appliances and plentiful storage. Sliding doors integrate the interior with the private low-maintenance courtyard for relaxed indoor-outdoor enjoyment; garden shed, split-system heating/cooling, ample storage, European laundry facilities and a single car space are further highlights. Call it 'home' or invest with confidence moments from Keon Park train station, shops, Edwardes Lake Park, William Ruthven primary and secondary schools, the Metropolitan Ring Road and the No.555 bus, which stops footsteps from your door!