



6/23 Miranda Road Reservoir, VIC



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### AFFORDABLE AND CONVENIENT

Here is a great opportunity for first home buyers wanting to enter the property market, down sizers looking for a smaller unit and astute investors to secure this affordable and much loved quality built unit. Located central to nearby Darebin Creek trails & recreational reserves, bus at your door step with direct commute to Reservoir Train Station, Broadway & Ewardes Street, easy reach to Plenty Rd tram, Latrobe University and a choice of shopping centres including Polaris and Summerhill. Set behind lush gardens and within a family friendly block, this bright and beautifully maintained unit comprises formal lounge, 2 bedrooms with generous built in robes, 2 way bathroom, modern kitchen with gas cooktop/electric oven, adjoining meals/dining area, versatile sunroom, play room, ( or work from home office) and separate laundry. A peaceful, private court yard provides the perfect space for relaxation all year round. Featuring ducted heating, split system cooling, high ceilings, new carpets, quality light fixtures and window furnishings, neutral decor & colour scheme throughout, secure lock up garage with work shop.

**Price:** Sale By Negotiation Friday 1st March at 5:00pm

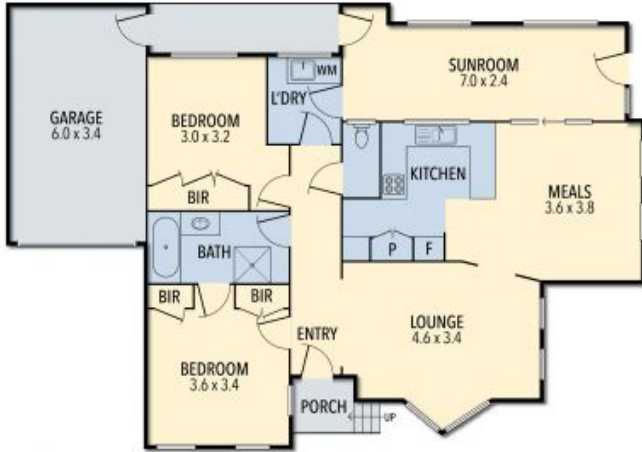


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**LOVE & CO**

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