



4/11-13 Olive Street Reservoir, VIC



### MODERN LIVING WITH A PRIME LOCALE

With its own street frontage and striking street appeal, this impressive townhouse offers an ideal combination of style, size and substance in absolute prime location, with everything you need at your doorstep, just a short walk from the upgraded Reservoir train station, shopping and the trendy cafe culture options of Edwards, Spring and High Streets, schools, recreational reserves and sporting facilities. Stylish and spacious, the open plan design flows from the living room to the well appointed kitchen, showcasing stone bench tops, stainless steel appliances and breakfast bar, merging seamlessly to the private courtyard with a lovely northern aspect. The intelligently laid out floor plan completes the lower level with a study nook, full size laundry, powder room and plenty of storage space. Upstairs boasts 3 bedrooms with BIRS, master with full ensuite, balcony and deluxe family bathroom. Features include ducted heating, split system heating/cooling, quality light fittings and window furnishings, secure remote control garage with internal access plus so much more in a secure boutique living setting

**Price:** AUCTION THIS SATURDAY AT 1:30PM



**Ryan Di Natale**  
0418 330 587  
ryan.d@lovere.com.au



**Anwar Kattan**  
0431 169 844  
anwar.k@lovere.com.au

# 4/11-13 Olive Street, Reservoir



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

