



31 Dorrington Avenue Reservoir, VIC

3 1 4

## LOCATION WITH POTENTIAL- LAND APPROX 581m<sup>2</sup>

First time offered to market in over 35 years and superbly located in one of Reservoir's most sought after pockets, this terrific family home is sure to attract a variety of astute purchasers looking for a solid investment with future capital growth in a prime real estate locale.

Enjoy a vibrant, inner city lifestyle of having everything you need literally at your doorstep, city bound 86 tram, the culinary delights of trendy cafes and restaurants, shopping options including Summerhill Village, Reservoir Central and Northlands Shopping dining/entertainment precinct, excellent choice of both primary and secondary schools, Latrobe University, recreational parklands and sporting facilities are all near by.

Sitting on a substantial parcel of rectangular, elevated land approx 581m<sup>2</sup> with exciting possibilities just waiting to be explored to either renovate, extend or redevelop (STCA) The choice is yours.

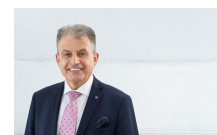
Features include

Price: SOLD \$770,000



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# 31 Dorrington Avenue, Reservoir



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LOVE & CO

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