



9 Pershing Street Reservoir, VIC



Filled with Opportunity to Capitalise

Well-maintained throughout the years, this charming three bedroom with external bungalow/fourth bedroom single-level home offers immediate comfort with a cascade of opportunity when it comes to enhancing or rebuilding/developing (Subject to Relevant Approval). Positioned within a peaceful cul-de-sac and boasting an expansive block of approximately 837m², it includes formal lounge, kitchen/dining, external bungalow with kitchenette, garage/driveway OSP and two versatile workshops. Only 11km to Melbourne's vivacious CBD, it's surrounded by schools, Regent Station, buses, Coburg Hill shops and Crispe Park.

- ? Flowing traditional floorplan with decorative cornices
- ? Formal lounge with fireplace leads to neat kitchen/meals
- ? Deep established backyard features bungalow/kitchenette
- ? Two outdoor versatile workshops/storage with garage/OSP
- ? Central bathroom, laundry with shower and heat/cooling

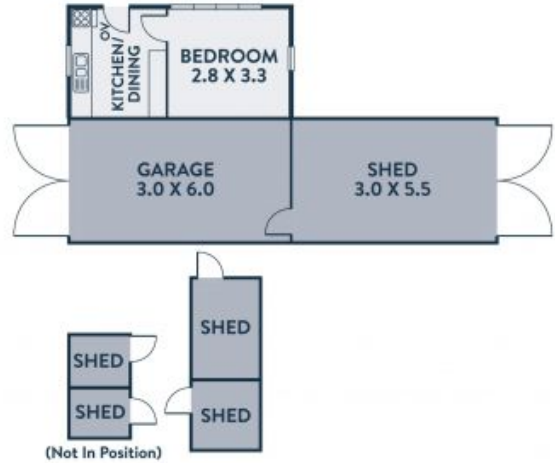
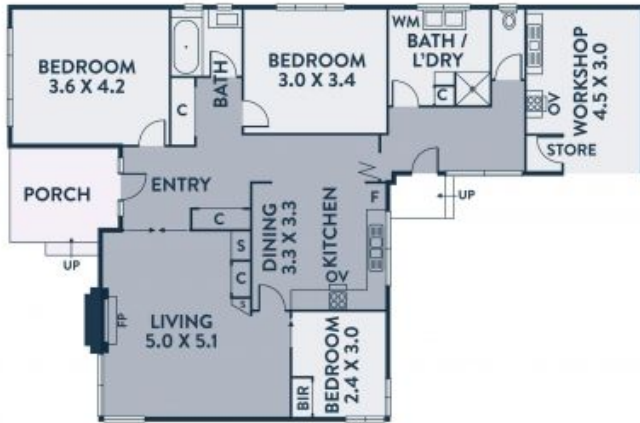
Price: SOLD - \$1,200,000



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