



4 Balfour Street Reservoir, VIC



### Renovators Delight

Nestled in a desirable pocket of Reservoir, this spacious residence presents a unique opportunity for those seeking a home with potential to infuse your own personal style. The existing design offers a glimpse into a bygone era that can be revitalised into a modern masterpiece with a touch of renovation. The floor plan includes a separate living room nearby to a connecting kitchen and meals area. Sleeping arrangements include three bedrooms serviced by a family bathroom and laundry. Venture outside to discover a generous rear yard with off-street parking. Positioned within moments to Gelibrand village, public transportation, schools, parklands and only a short drive to Edwardes Street and Broadway Village.

- \* In need of TLC
- \* Three bedrooms serviced by a bathroom and laundry.
- \* Potential for modern enhancements.
- \* Spacious dimensions.

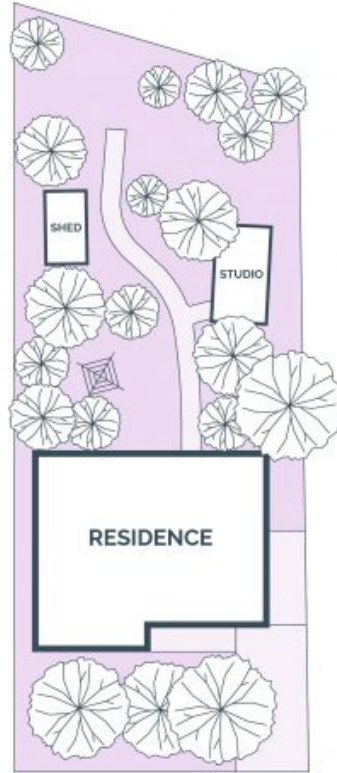
**Price:** SOLD



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