



9/29-31 Ashley Street Reservoir, VIC



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## Refreshing Modern Single-Level Unit

This exceptional two-bedroom unit is quietly tucked away within a boutique block of villa homes, featuring a very modest Body Corporate levy of \$1,500 per year. Ideally positioned close to trams, shops, and key amenities, it offers outstanding lifestyle convenience. Meticulously maintained and presenting in near-new condition, the home features a bright and airy open-plan living and dining zone, a modern open-concept kitchen with 900mm appliances, and a northerly entertainer's courtyard perfect for relaxed gatherings.

- \* Carpeted bedrooms with BIRs
- \* Tiled flooring throughout the living areas
- \* European laundry and lock-up garage with rear yard access
- \* Close to Primary, Secondary and University options
- \* Only 13km from Melbourne CBD

Due diligence checklist - for home and residential property buyers  
<http://www.consumer.vic.gov.au/duediligencechecklist>

**Price:** \$620,000 - \$660,000



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