



2/29 Crookston Road RESERVOIR VIC 3073

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\$525

Date available: Now

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## SINGLE LEVEL VILLA A SHORT WALK TO PUBLIC TRANSPORT

One of just three villas on the lot, this two-bedroom villa is a hidden gem just a short walk to Ruthven train station. The vaulted ceiling and abundant light in the living and dining space creates a relaxed, spacious feel. The indoor entertaining space connects seamlessly with the private covered alfresco area, perfect for year-round entertaining. With clever storage throughout and an outstanding location, this villa is sure to please.

Property features include:

- One of just three villas on the lot with a charming ivy façade
- Spacious open plan living and dining area with vaulted ceiling, abundant natural light and reverse cycle split system heating and cooling
- Kitchen with adjoining tiled meals area which seamlessly connects to the private covered Alfresco area
- Kitchen includes gas cooktop, rangehood and oven, breakfast bar, and abundant storage space
- Two well sized bedrooms, both with built-in robes
- Centrally located bathroom with separate shower cubicle and bathtub plus a separate toilet adjacent to the bathroom
- Laundry with external access to the Alfresco entertaining space
- Ducted heating and reverse cycle split system to the living area

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- Plush carpets throughout
- Blockout roller blinds throughout
- Private covered alfresco entertaining area, perfect for year-round entertaining
- Single lockup garage with direct courtyard access

Leave the car at home and walk to Ruthven train station for your daily commute. Bus stops available at either end of the street. Walk to Reservoir Views Primary and St Stephen's Catholic Primary. Walk just 500m to Darebin Creek Trail, parklands, walking, and bike paths as well as sporting fields and playgrounds. Moments to Broadway shopping and caf  precinct, gyms, La Trobe University, Summerhill Shopping Centre, and Northland Shopping Centre.

We make it easy for you to arrange and attend an inspection with Metropole.

Simply register for one of our advertised property inspections or submit a request for another time that suits you better.

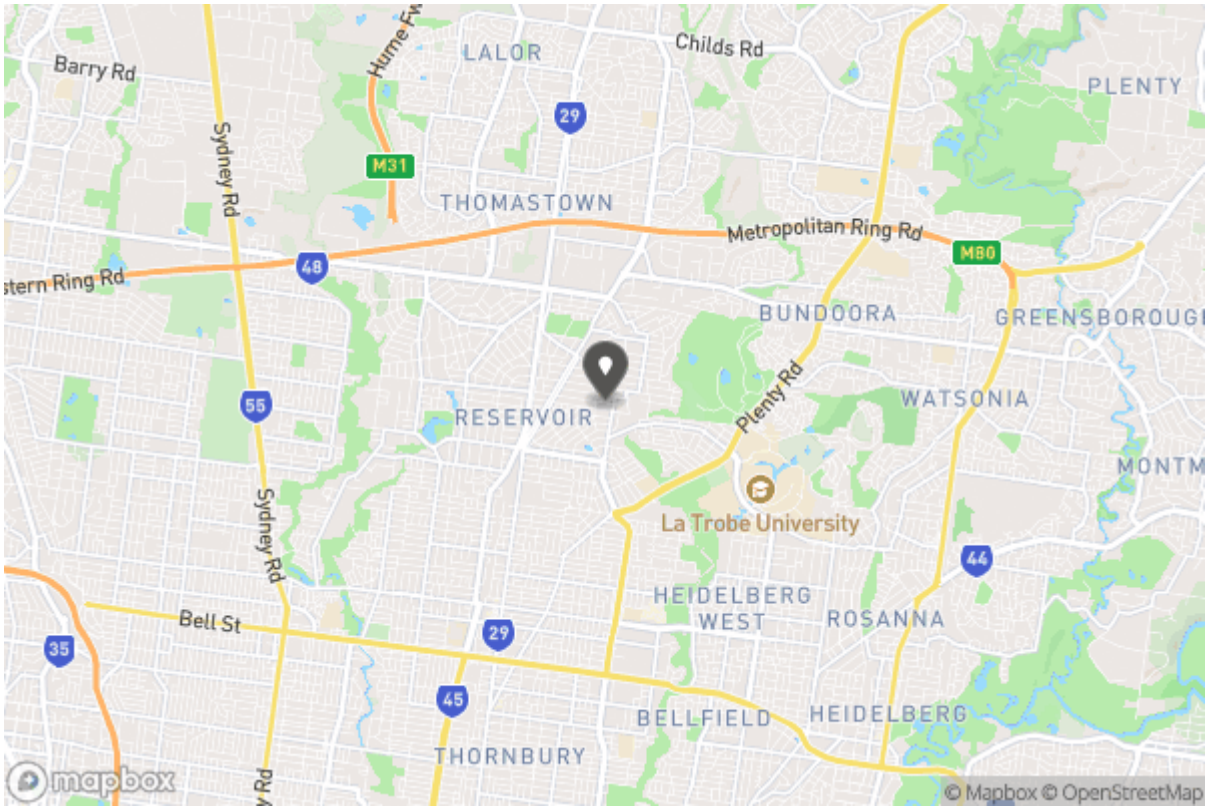
Please ensure that you register your interest so we can make sure that you are kept up to date with any changes or cancellations.

# Gallery





# Location Map



# Floor Plans



2/29 Crookston Road, Reservoir



Whilst every attempt has been made to ensure the accuracy of this floorplan's depiction, measurements of doors, windows, rooms and any other items are approximate only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.



Don't forget to confirm your inspection by SMS or email

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You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=metropolemelbourne&uniqueID=IRE5954937>