



2/33 Shand Road RESERVOIR VIC 3073

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\$700

Date available: Now

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## NEWLY BUILT MODERN CONTEMPORARY HOME

This three-bedroom, two-bathroom townhouse offers all the modern conveniences you'd expect of a newly built home. Having just been completed, the interior is spacious and light filled with an excellent floorplan zoning which places all bedrooms and bathrooms on the first floor while living and entertaining is on the ground floor.

Property features include:

### Ground Floor

- Open plan living, dining and kitchen with low maintenance wood look flooring, high ceilings and reverse cycle split system heating and cooling
- Kitchen with quality appliances including induction cooktop, rangehood, oven, dishwasher, large pantry, breakfast bar and plenty of bench and storage space
- Laundry and adjacent powder room for guest convenience
- Direct garage access to the home via the laundry

### First Floor

- Spacious master bedroom with walk-in robe and full ensuite bathroom
- Two additional large bedrooms, both with built-in storage
- All bedrooms include reverse cycle split system heating and cooling
- Main bathroom includes floor to ceiling tiles, shower, toilet, and storage vanity

Additional Property Features

- One of just four newly built quality townhouses
- Quality finishes and appliances throughout
- Emphasis on low maintenance living
- Abundant natural lighting throughout
- Floor to ceiling sheers throughout plus blackout blinds
- Wood look flooring to the ground floor living
- Plush carpets to the upper level
- Reverse cycle heating and cooling throughout via split system units
- 6-star energy rated
- Single garage with direct access to the interior via the laundry
- Ultra-low maintenance outdoor areas

Leave the car at home and walk 700m to trams on Plenty Road or park and ride with Reservoir train station just 1.4km away. Easy access to Reservoir village for access to cafes, grocery, bakery, post office, banking and so much more. Summerhill Shopping Centre is also within easy reach. Convenient access to excellent schools with East Reservoir Primary just a 450m walk away and Reservoir High School, St Gabriels Primary, Prest Primary, St Stephens Catholic Primary and Holy Name Primary all within easy reach. Surrounded by multiple parklands, walking and bike trails, sporting grounds, and playgrounds.

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.

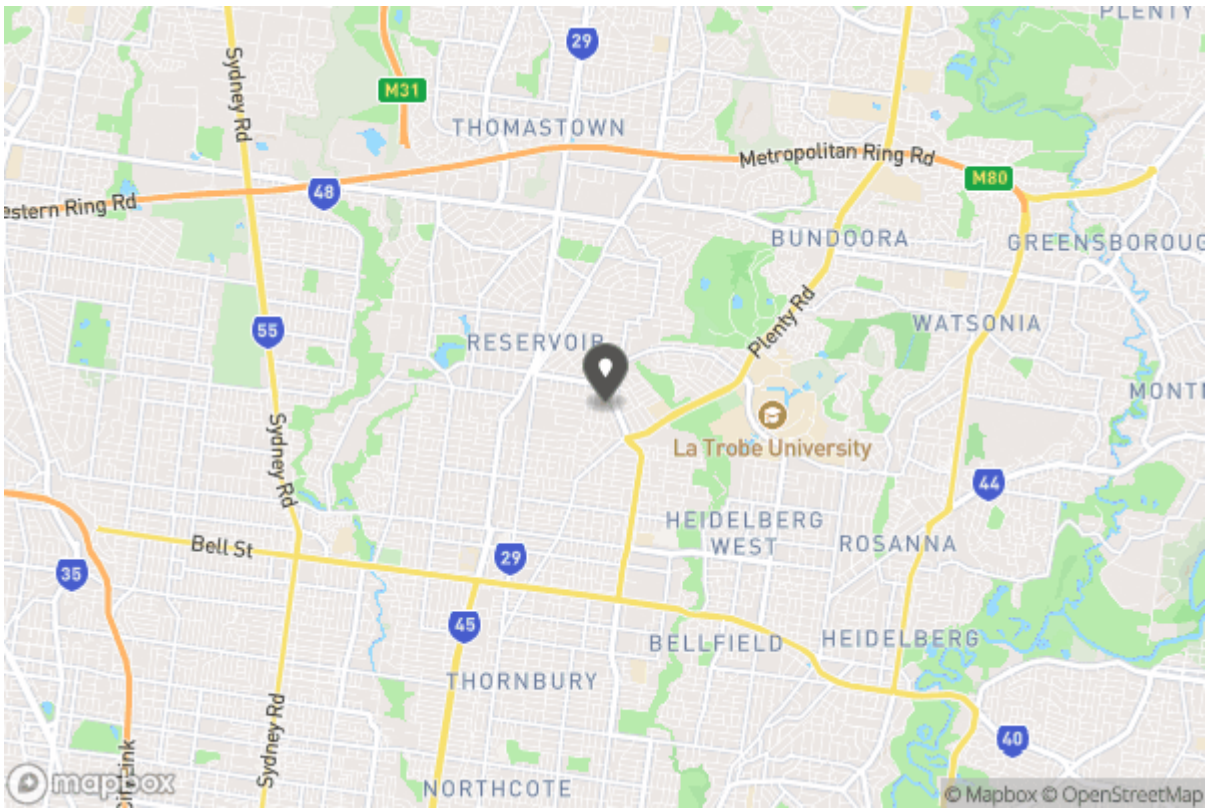
Please ensure that you register your interest so we can make sure that you are kept up to date with any changes or cancellations.

# Gallery





# Location Map



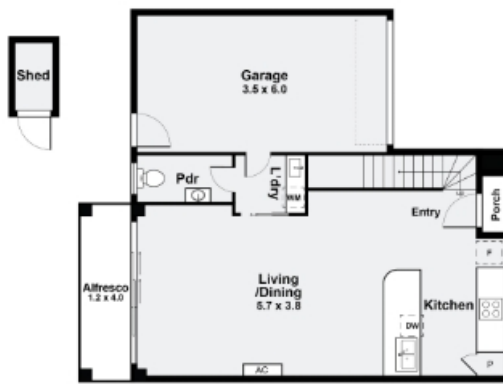
# Floor Plans



2/33 Shand Road, Reservoir



First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of this floorplan 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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With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

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=IRE6023233>