



2/40 Crookston Road RESERVOIR VIC 3073



\$525

Date available: Now

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## CHARMING VILLA IN OUSTANDING LIFESTYLE LOCATION

One of just three villas, this two-bedroom villa offers a relaxed, charming interior just a short walk to Ruthven train station. Having just undergone a The freshly painted interior, neutral colour pallet throughout, combined with abundant natural light, helps to create a relaxed, low maintenance haven. Enjoy relaxing in your private courtyard or stroll to multiple local parks and facilities.

Property features include:

- One of just three charming villas
- Spacious living area with abundant natural light
- Kitchen with adjoining tiled meals area which seamlessly connects to the private courtyard
- Kitchen includes electric cooktop, rangehood and oven, breakfast bar, pantry, and abundant storage space
- Large master bedroom with a wall of built in storage and sliding door entry to the shared bathroom
- Centrally located bathroom with separate shower cubicle and bathtub plus a separate toilet adjacent to the laundry
- Laundry with external access to the private courtyard
- Reverse cycle split system to the meals and kitchen area
- Ducted heating and evaporative cooling
- New plush carpets to both bedrooms
- Newly laid hybrid wood look floating floor to living area and halls

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- Freshly painted walls and ceilings
- Private courtyard, perfect for 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 700m 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.

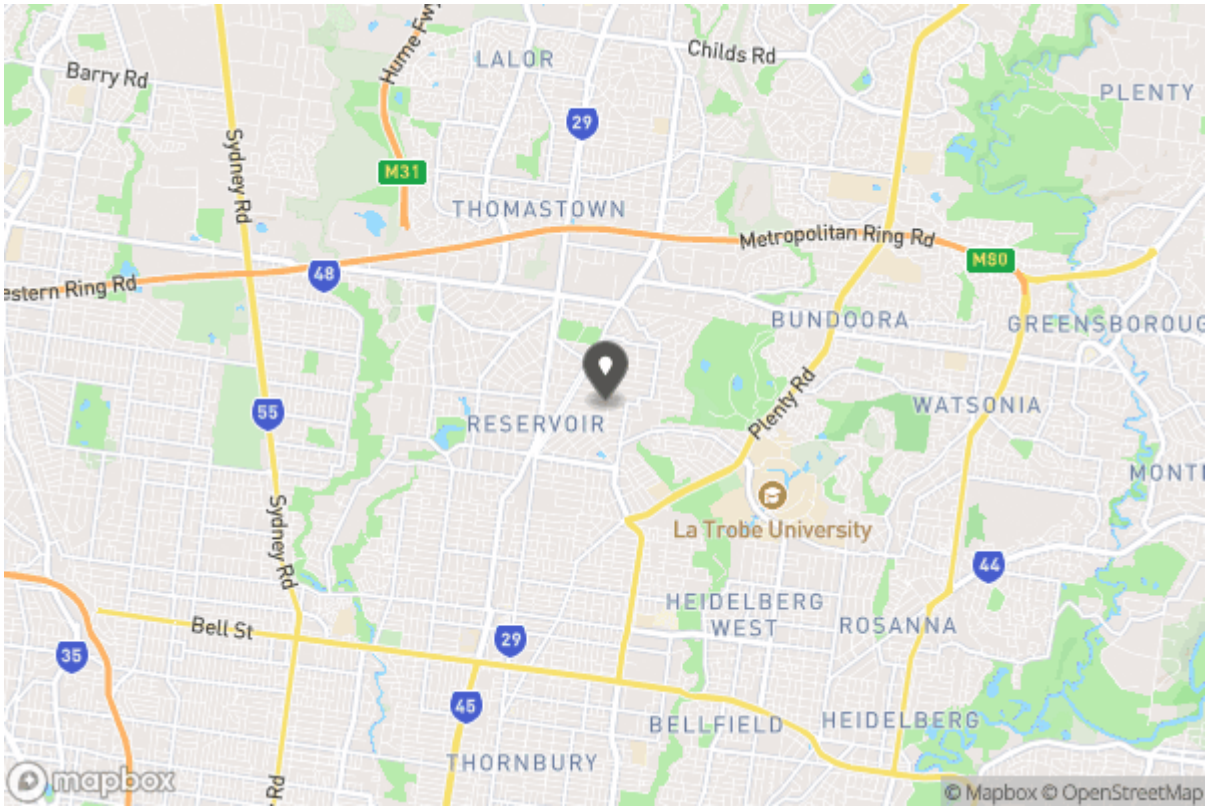
Please ensure that you register your interest so we can make sure that you are kept up to date with any changes or cancellations.

# Gallery





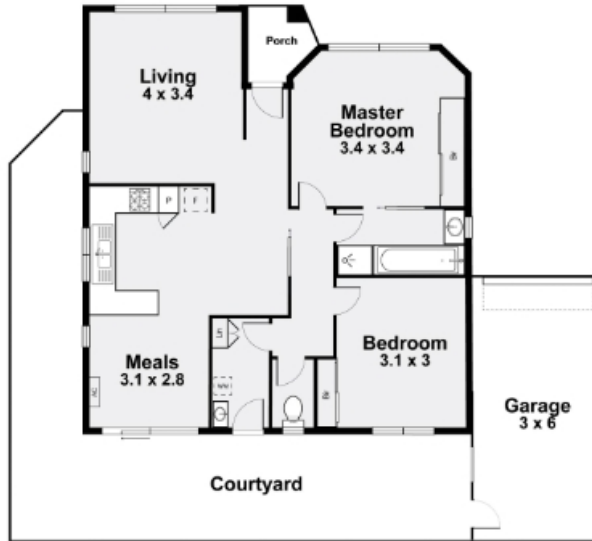
# Location Map



# Floor Plans



2/40 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=IRE5964568>