



3/17 Bedford Street RESERVOIR VIC 3073

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\$650

Date available: Now

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## BRAND NEW REFINED TOWNHOUSE LIVING WALKING DISTANCE TO THE TRAIN!

This brand new two-bedroom, two-bathroom dual level townhouse is just one of four in a peaceful Reservoir enclave. Within easy walking distance of Reservoir village shops and train station, this ultra-modern, open plan home connects the indoor and outdoor areas seamlessly. With all bedrooms, bathrooms, and a study nook on the first floor, the floorplan has been thoughtfully designed for modern, fuss free living.

Property features include:

Ground floor

- \* Spacious open plan living, dining and kitchen complete with wood look flooring and reverse cycle split system heating and cooling
- \* Kitchen includes stone benchtops, induction cooktop, rangehood, oven, dishwasher, and plenty of additional storage
- \* Cleverly concealed euro laundry
- \* Guest powder room for convenience
- \* Seamless connectivity between the open plan indoor living and dining space and the outdoor Alfresco area

First floor

- \* Study nook, perfect for the home student or work from home arrangements

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- \* Spacious master bedroom includes reverse cycle split system heating and cooling, a walk-through robe and full ensuite bathroom
- \* Second large bedroom includes reverse cycle split system heating and cooling and a built-in robe
- \* Main bathroom has a shower over bathtub, storage vanity, and toilet

Additional features

- \* Heating and cooling throughout provided via reverse cycle split system units
- \* Low maintenance, low allergen wood look flooring to the ground floor
- \* Plush carpets to both bedrooms
- \* Abundant and thoughtful storage throughout
- \* Entry intercom, camera, and security system
- \* Abundant and thoughtful storage throughout
- \* Quality finishes throughout include stone benchtops, quality kitchen appliances, contemporary matt black fixtures
- \* Single remote garage with direct internal property access plus access to the private Alfresco area and courtyard

This home puts you within easy walking distance of the Reservoir train station. Abundant grocery, services, retail, caf   and take away are just 300m away on Edwardes Street and Broadway. Walk to St Gabriels Primary and minutes to Reservoir Primary, St Stephen  s Catholic Primary, Reservoir East Primary and Reservoir High School. Convenient access to multiple local parklands, Reservoir Leisure Centre and local sporting fields.

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

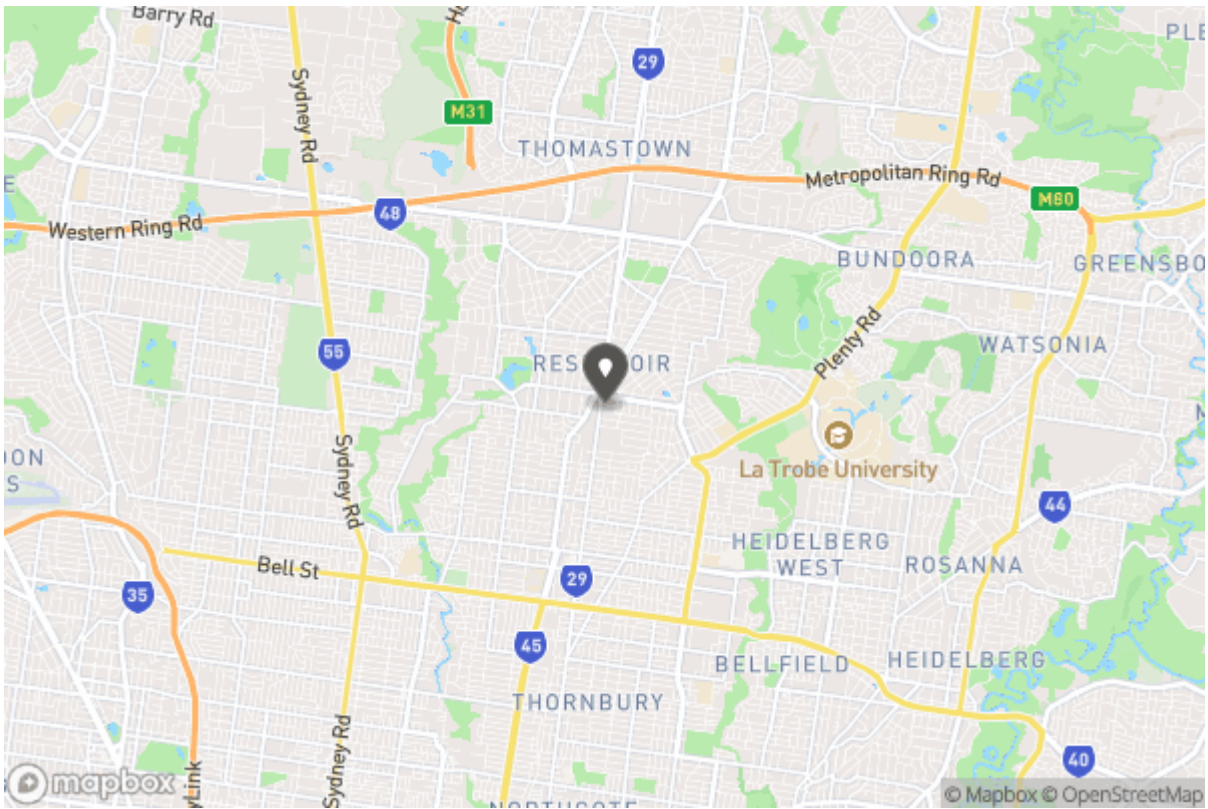
Simply register for one of our advertised property inspections or submit a request for another time that suits you better.

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



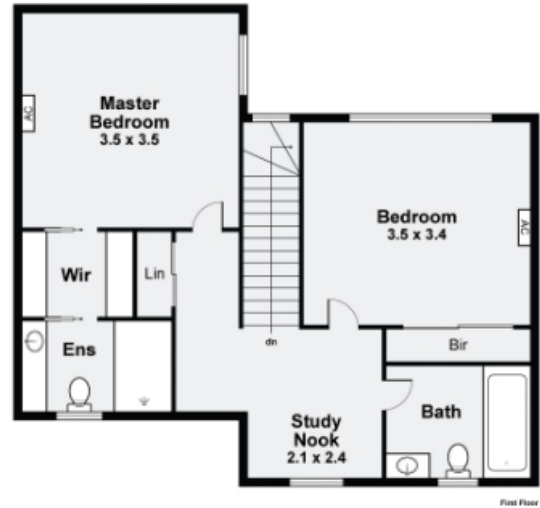
# Location Map



# Floor Plans



3/17 Bedford Street, Reservoir



Whilst every attempt has been made to ensure the accuracy of this floorplan/siteplan, measurements of doors, windows, rooms and any other items are approximates 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=IRE6053962>