

**4 Arundel Avenue, Reservoir, VIC, 3073**

**Nelson Alexander**

**House For Sale**

Wednesday, 20 November 2024

4 Arundel Avenue, Reservoir, VIC, 3073

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Joe Horton

0394785000

## **Don't miss the chance to create something extraordinary**

A short walk to the bus and convenience store, central to Keon Park station, shops and Reservoir's station, and eclectic mix of lifestyle benefits, this original home on a generous 574.99 m<sup>2</sup> allotment (approx.) blends position and proportions with untapped promise!

Ambitious visionaries could take the three bedrooms, spacious lounge, and eat-in kitchen currently on offer, blend them with imagination, determination, and perspiration, and undertake a renovation and extension. (STCA)

For those with bigger dreams, the expansive, level block opens the door to endless possibilities. Build your dream home or explore opportunities for subdivision or redevelopment (STCA)the choice is yours!

A canvas for your creativity, with a deep north-facing rear yard, it presents an increasingly rare opportunity to make your mark. Prospects like this are becoming increasingly rare don't miss the chance to create something extraordinary and enjoy the rewards of your inspired decision.