

## RESERVOIR, VIC

## Warehouse plus Apartment

Live and Work!

- Don't miss this unique opportunity to purchase an immaculate warehouse plus upper level one/two bedroom apartment with studio.
- Only 3 years old, features include Large modern kitchen, walk through bathroom/ensuite, Cosy living area, sky-lights, large storage area generous separate studio or second bedroom with in-built wiring for 5.1 surround sound/component system, upper level split system A/C completing

Five Star Energy Rating  
and city views.

- Warehouse complete with 3 phase power, kitchenette, potbelly heating/stove, large separate toilet/laundry, 2 car spaces, time/remote security gate and remote roller door.
- Secure your place and live the dream of working from home.
- With high costs of transport you'll never need to spend a cent to travel to work again!
- Inspection will impress. Many extras not mentioned
- Total living/work area 190sqm over 2 levels.

Contact John Kalpakis 0412 500 250

**Price:** \$360,000

LOVE & CO

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