



86 St Vigeons Road Reservoir, VIC



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### The Appeal Is In The Opportunity

Occupying an exceptional 748m<sup>2</sup> allotment (approx.) with a sought-after north-facing rear, this four bedroom home is sure to attract those with an eye for value and a vision for the future! Nestled in an ever-popular neighbourhood close to the primary school, the playground at Leslie Reserve and the bus, it's just a few minutes from the station and Reservoirs vibrant shopping and dining hub. The options are there to enhance the existing floorplan, start again with your very own bespoke design, or make the most of the proportions and position with a redevelopment (all stca).

- ? Two spacious living areas
- ? Four bedrooms
- ? Timber lined bathroom
- ? Split system units
- ? Garage

**Price:**

Auction: Saturday 17th August at 1.00pm



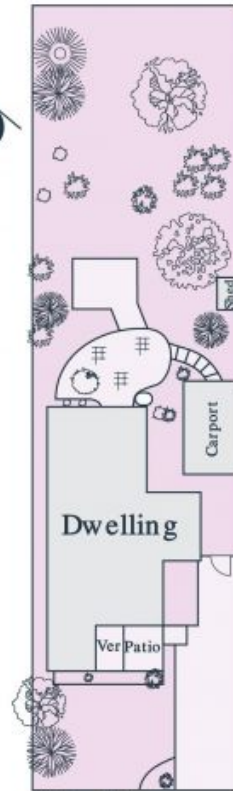
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**Site Plan**

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