



8/1 Griffiths Street Reservoir, VIC

2 1 1

### SUPERB LAKESIDE LIVING

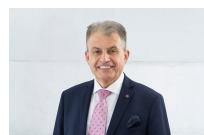
Love where you live and you will definitely love living in this smartly designed chic apartment, superbly located on the first floor of the ROSINA boutique development complex.

Step outside your front door and walk out into a world of convenience.

Perfectly positioned directly opposite the iconic Edwardes Lake Park, immerse yourself in this very desirable parkside lifestyle, 1.5kms of waterfront, picturesque walking tracks and recreational facilities, easy walk to the vibrant Reservoir Village with trendy cafes and thriving brunching scene, supermarkets, specialty shops, Reservoir Train Station, bus services and local schools.

Open plan in design with light filled interiors, this fabulous apartment comprises sleek kitchen with stone bench tops, feature patterned splash back, gas cooktop with electric oven, dishwasher, living/ meals area opening to a private balcony with views of parklands, 2 generous sized bedrooms with mirrored built in robes, a stylish bathroom and concealed, Euro style laundry facilities.

**Price:** ESR \$370,000 - \$400,000 UNDER CONTRACT



**Ilia Menkinoski**  
0417 528 100  
ilia.m@lovere.com.au



**Ryan Di Natale**  
0418 330 587  
ryan.d@lovere.com.au

# 8/1 Griffiths Street, Reservoir



STORAGE



CARPORT

( NOT IN POSITION )

THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

LOVE & CO

8/1 Griffiths Street

Reservoir, VIC