



### 39 Botha Avenue RESERVOIR VIC

3 1 2

Nestled amongst lush gardens and promising more for the future, this classic 1960's three bedroom home offers a haven for family living.

With large rooms and extensive living areas, this much loved home features three sizeable bedrooms, pristine family bathroom with decadent spa bath, generous formal lounge featuring a slate surround open fireplace, bright and inviting kitchen with meals and expansive informal living enjoying uninterrupted views of tropical inspired gardens.

Beautifully landscaped, including a relaxing water feature, this lush retreat boasts an extensive pergola, complete with patio blinds for effortless outdoor living and entertaining.

Ready to enjoy now, yet offering exciting scope for future enhancement or extension (STCA), this welcoming home on an allotment of approximately 850m<sup>2</sup> offers exciting

**Type** : House

**Land Size** : 850 sqm

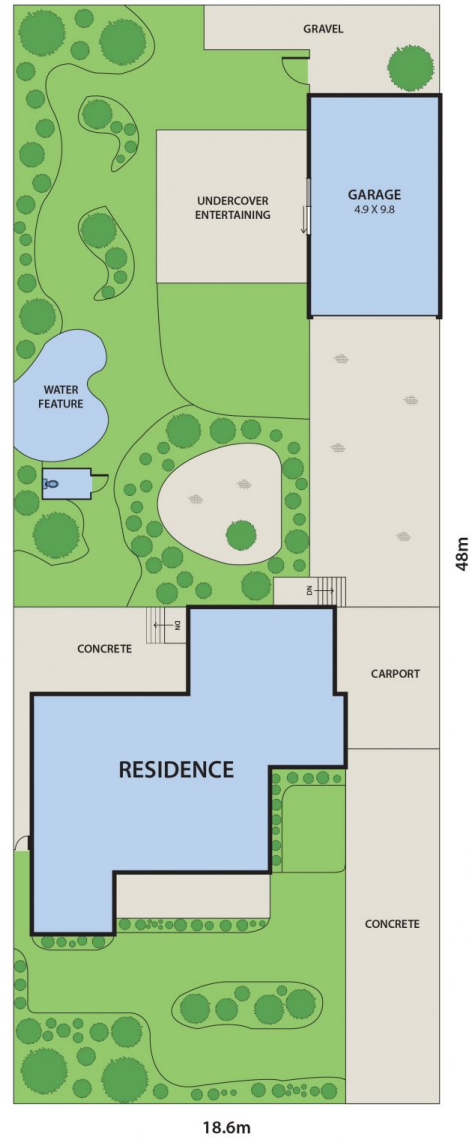
**View** : <https://www.peterleahy.com.au/sale/vic/north/reservoir/residential/house/7434879>



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39 BOTHA STREET, RESERVOIR



DISCLAIMER:

Please note plans are indicative only and not drawn to exact scale.  
All dimensions are approximate