

## Warm, Welcoming Charm Filled Classic!



## For Lease

6 St Vigeons Road, Reservoir VIC 3073

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\$380 per week

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### Warm, Welcoming Charm Filled Classic!

A family package of surprising space and floor plan flexibility, this wonderfully unique solid-brick period home preserves its characteristic connections to the past whilst delivering a family friendly environment of absolute quality and charm.

Bathed in natural light, the home showcases three spacious bedrooms serviced by a central bathroom.

Vibrant and versatile, the home's dual living zones include a separate lounge, open family/dining area complemented by a spacious kitchen with gas appliances.

Further stand-out features include split systems heating / cooling, polished floorboards plus a substantial backyard complete with established gardens, single car garage plus additional parking space.

Situated in a quiet pocket of Reservoir and within walking distance to local shops, parklands, transport and handy to La Trobe Uni.

Impressively elevated, this beautiful home sits on a large allotment of (approx) 718sqm.

6 or 12 month lease optional,

Garden maintenance included!

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## Demi Georga

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## Inspection and Auction Guidelines

The health of our valued clients and our staff, is of our utmost priority. To ensure your wellbeing at our inspections and auctions, we kindly ask you to follow these safety measures:



Attendance for auctions and property inspections will be subject to a density quotient\*



All attendees are required to show proof of vaccination prior to entering the property.



All attendees are required to check in via QR prior to entering the property.



Face masks must be worn indoors at all times unless an exemption applies.



Maintain social distancing of 1.5m at all times.



Please refrain from touching any surfaces inc fixtures and fittings.

### **\*For Fully Vaccinated Attendees:**

Auctions and inspections are subject to a density quotient of 1 person per 4sqm indoors and 2sqm outdoors (limited to 500 people).

### **Where Vaccination Status is Unknown:**

Properties may be inspected by private appointment only, and limited to a single household at a time. Auction participation is strictly via on line or over the phone.

### **We ask that you please refrain from entering a property if you:**

- are showing any flu-like symptoms; or have been in contact with someone who is unwell;
- have been in contact with someone who has been diagnosed with or exposed to COVID-19;
- have returned from overseas in the last 14 days;
- have been in direct contact with a known person who has travelled interstate or overseas.

## BOX HILL

Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

## HAWTHORN EAST

33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

## MELBOURNE CBD

Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

## NORTH

Suites 4 & 5 High Street, Lalor. VIC 3075 | 03 9436 0888

## POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

## SOUTH MORANG

29 Gorge Road, South Morang. VIC 3752 | 8804 5888

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