

**16 Scotia Street, Preston, Vic 3072**

**Nelson Alexander**

**House For Sale**

Thursday, 23 November 2023

**16 Scotia Street, Preston, Vic 3072**

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Michelle Portelli  
0394785000



Jordan Kynigopoulos  
0394785000

## **Auction \$1,250,000 - \$1,350,000**

This double-front period home provides a family lifestyle of immediate comfort and floorplan flexibility along with exciting opportunities ahead for those looking to renovate; all in a favoured West Preston & South of Bell St locale. Impeccably maintained from start to finish, the home's instantly enjoyable interior comprises four large bedrooms (master with BIRs) all complemented by a neat bathroom and separate WC. Add to this a front living room, a generous retro kitchen/meals area complete with plenty of cupboard space and modern gas cooktop. Other features include ducted heating and evaporative cooling, along with high ceilings, internal laundry and roller shutters all-round. Rounding out this unique lifestyle package is a sunny backyard with undercover entertaining area and 4500L watertank, plus a remote-control tandem double garage/workshop via the gated side drive. Bell Primary School across the road & zoned to Preston High, it's also walking distance to Gilbert Road trams and a choice of bus routes, close to local parks, village shops and cafes, as well as easy access to Merri Creek trails and Bell Station.