

**2/81 Cramer Street, Preston, Vic 3072**



**Townhouse For Sale**

Tuesday, 2 January 2024

2/81 Cramer Street, Preston, Vic 3072

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 156 m2**

**Type: Townhouse**



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**EOI: \$1m - \$1.1m**

Expressions Of Interest Ending Tuesday 23rd January 2024 @ 5pm Welcome to 2, 81 Cramer Street, Preston - your dream family home in this beautiful Melbourne suburb. This spacious residence boasts 4 bedrooms, 3 bathrooms, and 2 living areas or a study, providing ample space for your family to thrive. With a DOUBLE garage, you'll have all the parking you need. This home is designed for modern, low-maintenance living, featuring contemporary fittings and fixtures throughout. A delightful courtyard offers the perfect spot to unwind and entertain, while its proximity to local attractions is a true highlight. Great schools, parks, cafes, shops, and efficient transport options are just steps away, making it an ideal choice for homebuyers and savvy investors alike. Don't miss out on this fantastic opportunity for an amazing return on investment. Your new life in Preston awaits! Make your move today - Contact C+M Residential.. 'Helping You Find Home.'

**THE UNDENIABLE:** • Brick Townhouse • Built-in late 2021 approx. • Land 156m<sup>2</sup> & Build 18sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with Smeg S/S appliances including a dishwasher, 2-tone cabinetry, stone benchtops, breakfast bench, ample cupboard space, finished American Oak engineered floors • Sizeable open-plan meals & living zone with American Oak engineered floors • 2nd living area or study/home office with carpeted floors • 4-Bedrooms with robes & carpeted/American Oak engineered floors, 2 with an ensuite • 3-Bathrooms with shower, single vanity, combined toilet & floor to ceiling tiles • Powder room with single vanity • Laundry with single trough, storage cupboards & rear access • Ducted heating & cooling • Additional features include a security alarm system, high ceilings, LED lighting, ample storage areas, black tapware & fittings, window furnishings, frosted glass, front smart door with pin code for easy access • Courtyard with established gardens with, garden beds, lawns, water tank & a garden shed • Double remote garage with epoxy flooring & internal access • Potential Rental: \$700 - \$750 p/w approx. • Body Corp/Strata Insurance: \$300 p/q approx.

**THE AREA:** • Close to Pentridge Precinct, Miller St Shopping strip, Preston Market & Northland shopping Centre. • Preston Train Station, Tram & bus hub • Surrounded by parks, reserves & schools • And only 8km from the CBD with easy City Link, Ring Road & airport access • Zoned Under City of Darebin - General Residential Zone

**THE CLINCHER:** • Stylish, low-maintenance living in a prime Preston location • 4-Bed / 3-Bath / DOUBLE garage dream home

**THE TERMS:** • Deposit of 10% • Settlement of 30/45/60 days Secure your INSPECTION Today by using our booking calendar via the REQUEST INSPECTION button...\*

\*All information about the property has been provided to C+M Residential by third parties. C+M prides itself on being accurate, however, has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own inquiries in relation to this property.

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