

22 Mary Street, Preston, Vic 3072

Nelson Alexander

House For Sale

Wednesday, 22 November 2023

22 Mary Street, Preston, Vic 3072

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 389 m2

Type: House



Nunzio Sulfaro
0394902900



Chris Vlahos
0394785000

Auction \$950,000 - \$1,045,000

Enviably located in the very heart of Preston, this charming Federation-style home is a true one-of-a-kind lifestyle gem. Previous renovations have allowed this beauty to maintain a contemporary edge, ideal for busy families or keen investors seeking city-edge convenience within metres of buzzing High Street. A lovely verandah wraps around the front of the home, peacefully nestled behind the classic picket fence and leafy garden frontage. Polished timber flooring flows beneath the soaring ceilings throughout, with wide main hall branching off into three spacious bedrooms with built-in robes to all. Comfortable open plan living and dining zones are peacefully positioned at the rear, freely adjoining the stylish kitchen with tiled splashback, generous bench space, ample cabinetry and stainless steel appliances. A full modern bathroom serves beautifully alongside the large separate laundry. The covered alfresco patio offers an ideal private sanctuary to entertain, all spilling ahead to the delightful rear garden with even further outdoor space to enjoy. Further features of the home include ducted heating, split system A/C, a garden shed and R.O.W. access to a double lock-up carport. Stroll a mere 300m to Bell Station for effortless transport down to the CBD, or stay local and explore the endless shopping, cafes and restaurants of always spectacular High Street. Preston Market is six minutes' walk away for plenty of fresh produce, set alongside Woolworths, ALDI and further local grocers. Walk to local parkland, gyms, sporting facilities, community gardens, multiple bus lines and Plenty Road trams, with easy access to Melbourne Polytechnic (Preston), La Trobe University, Northland Shopping Centre, Austin/Mercy Hospital and all the highlights of upper Melbourne on your way into the city.