

**24A Hodson Street, Preston, Vic 3072**



**House For Sale**

Monday, 20 November 2023

24A Hodson Street, Preston, Vic 3072

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 334 m2**

**Type: House**



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**EOI: \$1.4m - \$1.5m**

Expressions Of Interest Ending Tuesday 5th December 2023 @ 5pm Welcome to 24A Hodson Street, Preston, where luxury living meets comfort. This exquisite townhome boasts four spacious bedrooms and three modern bathrooms, ensuring ample space for your family. Inside, you'll discover two generously sized living areas, ideal for relaxation and entertainment. Additionally, there's a dedicated home office/study area, perfect for remote work or personal endeavours. Step outside to your private courtyard, complete with a built-in BBQ, creating an ideal setting for outdoor gatherings and delightful meals. In terms of location, this property is truly exceptional. It's conveniently situated near top-tier schools, trendy shops, charming cafes, and serene parks. Moreover, you're just a short drive away from Melbourne's vibrant city centre and the airport. At 24A Hodson Street, you can relish the perfect blend of luxury and convenience. Don't miss this fantastic opportunity to enhance your lifestyle. Make your move today - Contact C+M Residential.. 'Helping You Find Home..' **THE UNDENIABLE:** • Brick Side-by-Side Townhouse • Built-in 2023 approx. • Land size of 334m<sup>2</sup> approx. • Building size of 30sq approx. • Foundation: Concrete slab **THE FINER DETAILS:** • Kitchen with black glass appliances including a dishwasher, stone benchtops, curved Island bench, ample cupboard space plus walk-in pantry, finished with European Oak flooring • Sizeable open-plan meals & living zone plus a retreat area with European Oak flooring • Study/Home office at front of home with built-in deck & storage • 4-Bedrooms with robes & carpeted flooring, master & guest bedrooms with an ensuite, master with built-in vanity • 3-Bathrooms with shower, bathtub to main, single & double vanities, combined toilet & floor to ceiling tiles • Powder room with single vanity • Separate laundry with single trough, storage areas & rear access • Ducted heating & cooling plus gas fireplace • Additional features include square-set ceilings, LED & pendant lights, storage areas, roller blinds & curtains, built-in TV unit, timber staircase plus so much more • Courtyard with landscaped gardens, trees, garden beds & lawns plus a water tank • Decked alfresco with built-in BBQ, cupboards & sink • Single remote garage with rear & internal access, plus driveway for additional car • Potential Rental: \$850 - \$900 p/w approx. **THE AREA:** • Close to Preston Market & Northland shopping Centre. Preston Train Station, Tram & bus hub • Surrounded by parks, reserves & local 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:** • Indulge in elegance with two living areas, a gourmet kitchen PLUS study • Host your celebrations in the entertainer's low-maintenance courtyard - the perfect party spot! **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. Marwan Abdulwahed: 0420 647 396 Frank Antonello: 0404 999 064