

**26 Matlock Street, Preston, Vic 3072**



**Sold House**

Friday, 3 November 2023

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**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 540 m2**

**Type: House**



Simon Shrimpton  
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**\$1,056,000**

With 7 main rooms, 2 kitchens, bathrooms and loads of character, this flexible clinker brick classic stands elevated with options on a deep north-facing rear block with side ROW. An amazing westside Preston pocket that's south of Bell Street near Merri Creek parkland is the perfect location to seize the opportunity and plan for the future with this exceptional English-style residence on a 540 sq. metre allotment (approx.). At its essence a 4 or 5 bedroom home with Art Deco ceilings and polished hardwood floorboards, the single-level layout while connected has been adjusted to function as a 2-in-1 with separate entries where each side of the house offers a kitchen and a bathroom as well as living and dining rooms. Wide street frontage includes dual crossovers leading to off-street parking, a carport and garage with a cellar, while at the rear is a laundry block, separate toilet, storeroom, huge undercover terrace and an established garden with fruit trees and excellent side laneway access. Completely unique in a quiet and convenient position, this long-held home while liveable as is looks confidently forward to great ideas for a grand design with potential to stylishly renovate/extend, build a stunning new residence or consider other rewarding possibilities (STCA). Ideally situated for an outstanding lifestyle just a quick and easy walk to Miller Street cafes and shops, Gilbert Road and Nicholson Street trams, parks, walking trails and schools.