

**27 Kenneth Street, Preston, Vic 3072**

LOVE & CO

## House For Sale

Monday, 18 March 2024

27 Kenneth Street, Preston, Vic 3072

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 487 m2**

**Type: House**



Ilia Menkinoski  
0394652133

## **Auction Saturday 13th April at 2:30pm**

A truly outstanding opportunity and endless possibilities with this high exposure, lucrative corner site that will certainly attract a variety of astute purchasers, looking for a solid investment with future capital growth in a prime real estate locale with the added bonus of ROW access. Perfectly positioned, enjoy inner city living at its best with a great community vibe and all that this trendy suburb has to offer. Walking distance to Northlands Shopping/ Dining/ Entertainment Precinct, Plenty Rd and it's vibrant brunching and coffee culture, lively social scene, Route 86 tram will take you into neighbouring Thornbury and the CBD, only minutes to the iconic Preston Market, excellent choice of schools, recreational parklands, bike paths and easy access to major road arterials. Sitting on a substantial and rectangular allotment, this beautifully updated BV home offers an inviting interior with aesthetically appealing period features, high ceilings with decorative cornices and abundance of natural light. Comprising L shaped lounge, dining/ meals area, 3 carpeted bedrooms (2 with BIRS) stone finished kitchen equipped with 900mm gas cooktop/ electric oven, concealed dishwasher, stylish cabinetry, large family bathroom with walk in shower, handy sunroom and separate full size laundry. The large backyard provides the perfect recreational space to relax, enjoy and entertain with lock up garage for vehicle accommodation and bonus ROW access for future potential development (STCA) Additional features include • Timber floor boards • Split system climate control • Neutral colour tones throughout • 2x toilets • Quality light fittings and window furnishings