

**3/427-435 Gilbert Road, Preston, Vic 3072**

**Nelson Alexander**

**Unit For Sale**

Thursday, 23 November 2023

3/427-435 Gilbert Road, Preston, Vic 3072

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Chris Vlahos  
0394785000

## **Auction \$580,000 - \$630,000**

Achieve a perfect lifestyle balance in this beautifully modernised unit, ideal for first home buyers, downsizers or investors seeking a fresh low-maintenance entry to tightly-held Preston. Local shops and parkland, bustling High Street, trams heading into the CBD - everything you need is right at your doorstep! Floorboards flow throughout this charming light-filled layout, first opening to the spacious sun-soaked lounge where split system heating and cooling and under floor insulation ensure comfort all year round. The stunning contemporary kitchen/meals shines with gleaming timber benchtops, pristine tiled splashback and quality appliances including an electric cooktop, electric oven and dishwasher. Both of the bright generously-sized bedrooms offer built-in robes and ceiling fans, each sharing the stylish central bathroom/laundry with bathtub, large shower, floating vanity and separate WC. Completing this delightful package is an impressive alfresco deck hidden away privately at the rear, plus a single car space provided nearby for secure off-street parking. Local shops, cafes and IGA supermarket are right across the road, with mere footsteps to the No. 11 tram for effortless transport down to the city. Local schools and parkland are a stroll away, while it's just minutes over to Preston Station, Preston Market and the endless shopping and dining of High Street. Further nearby amenities include Edwardes Lake Park, Northland Shopping Centre, La Trobe University, Melbourne Polytechnic (Preston) and easy entry to the Western Ring Road for stress-free commuting.