

**303/36-46 High Street, Preston, Vic 3072**



**Sold Apartment**

Thursday, 13 June 2024

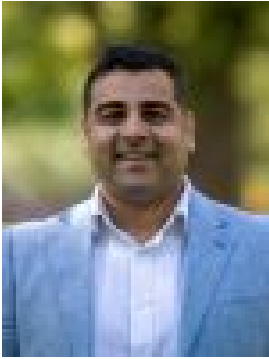
303/36-46 High Street, Preston, Vic 3072

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Sahil Bhasin  
0403630215

## Contact agent

Straddling the fringe of the vibrant Preston South hub and 150m from the desirable Thornbury strip, Lonsdale & High is a meticulously curated collection of one, two and three-bedroom residences just eight kilometres from Melbourne's CBD, setting a new standard for contemporary living! These elegantly minimal, light-filled homes present apartment living at its finest, with spacious and considered floorplans that fit the modern lifestyle. No stone has been left unturned, with first-class fittings and finishes, fundamental security, and sustainable design accentuating this amenity-rich and enviable neighbourhood development. A neutral palette keeps spaces fresh and vivid, natural light floods throughout and open plan layouts make your new abode the perfect setting for intimate meals, family gatherings, casual drinks, or lazy Sundays with your favourite TV show. The perfect solution to the modern lifestyle, these effortless and low-maintenance homes can be tailored to suit any taste, with flexible floorplans that boast generous living areas, and contemporary balconies that extend the home with neighbourhood views and a place to unwind and recharge. Inside, discover a haven of luxurious features and premium finishes. From sleek kitchens equipped with world-leading Miele appliances and bespoke joinery, to sumptuous bathrooms adorned with premium fixtures and floor-to-ceiling tiles. To complement the unique architecture of the building, an alluring landscaped rooftop terrace provides sweeping views of the surroundings and the city beyond. Residents are invited to enjoy next-level entertaining with private gardens, a BBQ terrace, and a fire pit set against the breathtaking backdrop of Melbourne. This is the perfect space to create and celebrate moments with friends and family while taking in panoramic views of Melbourne. The rooftop also houses a dedicated office pod that combines soundproofing and style so you can wow your clients during a meeting or work undisturbed while admiring the skyline views. Highlights include:

- Striking kitchens featuring Miele appliances, bespoke finger pull joinery, exquisite stone benchtops and impressive mirrored splashbacks
- Preston is one of ME Bank's Top Ten Australian Investment Suburbs, though an independently commissioned report
- Smart Home Automation Packages & Electric Vehicle charging stations
- Lighting Broadband which is 10 X faster than NBN.
- Customise your colour schemes, with your choice of Botanic or Urban schemes
- Individual access to solar which is harvested ethically from the building rooftop
- Secure parking with number plate recognition when you drive in
- Contactless entry for the apartment building entrance, video intercoms and CCTV
- Concrete superstructure with acoustic insulation, best practice construction techniques
- Radiant bathrooms featuring floor-to-ceiling tiles, stone-topped custom joinery, twin rail shower heads and semi-frameless walk-in showers
- Luscious bedrooms featuring built-in robes and plush carpeting
- Communal rooftop terrace for entertaining friends and family, including dedicated office pod, fire pit, and exercise area
- 2-minute walk to #86 tram
- 10-minute walk to Thornbury and Bell Train Stations
- 8km from CBD with a very desirable walk score of 89 out of 100
- Myriad cafes at restaurants at your doorstep

View the fixtures and fittings and discuss the project in detail by appointment. Contact Sahil Bhasin on 0403 630 215 to arrange a suitable time.