

**305 Gilbert Road, Preston, Vic 3072**



**Sold House**

Thursday, 11 April 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 641 m2**

**Type: House**



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**\$1,320,000**

This three bedroom clinker brick home has been stylishly renovated combining the timeless character of its Art Deco pedigree with the modern, contemporary style of today. Set well back on a deep 641m<sup>2</sup> (approx.) allotment that incorporates a 51m<sup>2</sup> (approx.) studio offering outstanding potential for self-contained accommodation and currently employed as a huge third bedroom, this home shines with its exclusively finished interiors and outstanding versatility. Hardwood floors feature throughout this home where glass doors and picture rails are showcased in a spacious lounge before flowing to a skylit dining space where a window seat invites family and friends to join for a casual meal or welcome festivity. A shaker style kitchen featuring exclusively tiled splashbacks, 900mm Smeg range, stone counters on a stylish island and LG dishwasher makes cooking for a crowd a breeze, and a bi-fold window and door offer seamless connection to an alfresco deck that includes a built in Matador BBQ offering easy summer entertaining. Deep rear gardens with the studio present an ideal scenario for a young family, inviting them to live and grow in a home that is steps to Trend Café and trams, near a choice of schools (zoned to Preston West Primary), Preston Station and its iconic market, bustling High Street and Merri Creek trails. Modern style shines through a versatile study space, fully tiled designer bathroom with a freestanding tub and custom lighting, while comfort and convenience comes via heating/cooling and off-street parking.