

**39 Roseberry Avenue, Preston, Vic 3072**

**Nelson Alexander**

**House For Sale**

Wednesday, 3 April 2024

39 Roseberry Avenue, Preston, Vic 3072

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Daniel Prossimo  
0394785000

## **Auction \$1,200,000 - \$1,250,000**

A timeless Californian Bungalow façade, a tree-lined street in a lifestyle location that puts you in the heart of every sought-after Preston amenity, and a wonderfully appealing north-facing 468m<sup>2</sup> allotment (approx.) combine to form an indelible first impression of this exceptional opportunity. Currently enriched by timber floors, an open fireplace, high ceilings, and a leadlight to the bay window, the interior offers three bedrooms with a fully tiled family bathroom with a walk-in shower. They are complemented by a spacious lounge and a warm and welcoming eat-in kitchen showcasing gloss-finished cabinetry, a stainless steel cooker, and plenty of preparation and storage options sure to please the chef. Located for a lifestyle of ease, the Plenty Road tram is at one end of the street, the bus and all the culinary, shopping and boutique offerings along High Street are at the other, and the Preston Market and station are within a relaxed stroll. Off-street parking on the driveway to the garage is an exciting bonus, as is a ROW along the rear boundary. Astute buyers can look to move straight in and relish the immediately inviting opportunity before harnessing all these enticing elements and creating a richly rewarding future in their own time.