

**40 Austral Avenue, Preston, Vic 3072**

**Nelson Alexander**

**House For Sale**

Thursday, 25 January 2024

40 Austral Avenue, Preston, Vic 3072

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 427 m2**

**Type: House**



Michelle Portelli  
0394785000



Jordan Kynigopoulos  
0394785000

## **Auction \$980,000 - \$1,030,000**

South of Bell Street in one of Preston's most revered pockets, this distinctive period home provides an immediately functional lifestyle along with a myriad of options for those looking to renovate and extend or possibly start anew (STCA). Beyond the attractive facade, discover a light and bright interior currently comprising two large bedrooms (one with box bay window) both serviced by an updated central bathroom. Add to this a spacious living room leading through to the separate kitchen/meals area with stainless-steel cooking appliances. Other features include gas heating, high ceilings and solid timber floors, plus a gated side driveway and substantial backyard with rear ROW - all highlighting the property's generous dimensions and untapped potential. Zoned to Bell Primary School & Preston High School and moments from Gilbert Road trams and a choice of bus routes, it's also close to local parks and Bell Station, as well as easy access to village cafes, South Preston Shopping Centre and the buzz of High Street.