

**45 Kathleen Street, Preston, Vic 3072**



**House For Sale**

Thursday, 13 June 2024

45 Kathleen Street, Preston, Vic 3072

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 535 m2**

**Type: House**



Ian Dempsey  
0394788833



Rose Martin  
0394788833

**AUCTION: \$1,050,000 - \$1,150,000**

Discover the perfect blend of classic charm and modern convenience in this delightful three-bedroom, one-bathroom home, nestled in the heart of Preston. Ideally located close to Northland Shopping Centre, Preston Market, excellent transport links, and top-rated schools including the prestigious Preston High, this home offers an enviable lifestyle for families and professionals alike. Step inside and be welcomed by the home's period charm, evident in its beautiful architectural details, pine flooring and decorative fireplaces. Enjoy the comfort of ducted heating and evaporative cooling throughout as well as an additional split system unit ensuring year-round comfort. The renovated kitchen and bathroom boast modern finishes, complemented by a spacious laundry room to cater to your family's needs. The expansive rear garden is a true urban oasis, featuring established fruit trees that promise fresh, homegrown produce. The highlight of the garden is the self-contained studio with its own access, an ideal space for a home office or a small business, providing versatility and convenience. Whether you're entertaining in the stylish kitchen, relaxing in the cozy living spaces, or exploring the vibrant local community, this home offers a lifestyle of comfort and convenience. Don't miss this opportunity to make this charming, versatile property your new home!