

# 8 Livingstone Parade, Preston, Vic 3072

**Nelson Alexander**

## House For Sale

Wednesday, 24 April 2024

8 Livingstone Parade, Preston, Vic 3072

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Michelle Portelli  
0394785000



Joe Horton  
0394785000

## **EOI \$900,000 - \$950,000**

Charming Period Home Steps from the Best of Preston & Thornbury Located in a prime position, this semi-detached period home with a northern rear aspect offers a central location, providing easy access to the vibrant neighbourhoods of Preston and Thornbury. This double-brick home features high ceilings and polished timber floors, setting the scene for an elegant and inviting ambiance. The traditional side hallway accesses two spacious bedrooms each adorned with fireplaces, and one boasting built-in robes for added convenience. Continuing on, it flows into an elegant, oversized living and dining room featuring an ornate open fireplace. In addition, there is a well-equipped kitchen with dishwasher, gas stovetop and ample storage space including two pull-out pantries. Completing the home is a bathroom with a shower over bath, a separate laundry, and a private established, north facing garden at the rear, ideal for alfresco dining and entertaining. Other highlights include gas ducted heating for comfort and a single garage conveniently accessed via the rear right of way. Step outside and find yourself immersed in the vibrant surroundings, with Plenty Road trams, cafes, bars, High Street, Preston Market, Bell Station and parks just moments away & zoned to esteemed schools such as Preston South Primary School & Preston High School.