

**3/35 Gregory Grove, Preston, Vic 3072**

**Nelson Alexander**

**Unit For Sale**

Tuesday, 19 December 2023

3/35 Gregory Grove, Preston, Vic 3072

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Peter Stratakos  
0419396481



Daniel Prossimo  
0394785000

## **EOI \$380,000 - \$418,000**

Newly Renovated And Highly Coveted Location Single-level ease....low-maintenance appeal.... and a location destined to be always in demand. They all come together to create a sensational opportunity for first home buyers, re-sizers, and investors alike. Set on the ground floor and graced with a car park on the title, this fully renovated, light-filled open plan living property with timber flooring, anchored by a newly renovated kitchen complete with stainless steel appliances, is complemented by two spacious bedrooms, both of which feature fitted built-in robes. The clever layout of the renovated bathroom includes the ease and convenience of laundry facilities, while extras of split system climate control and connection to the NBN provide even further appeal. With the tram on Plenty Road metres away, the bus to Northland around the corner, Preston station, the iconic Preston Market and the eclectic offerings along High Street all within a stress-free stroll, this city-fringe opportunity delivers comfort and convenience for today before introducing your own aesthetic flair and value adding updates.