

**12B Austral Ave, Preston, VIC, 3072**

**Nelson Alexander**

**House For Sale**

Wednesday, 14 August 2024

12B Austral Ave, Preston, VIC, 3072

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## **Expressions on Interest closes Wednesday 4th September at 6pm**

An impressive design and quality build

Unwind within the space and style of this immaculately maintained master-built residence, superbly positioned in a quiet street south of Bell Street, only a short walk to Miller Street Village, schools, CBD tram routes and Bell Train Station.

Fitted to an exceptional standard and thoughtful north orientation for natural light, this classic modern home, set behind a low maintenance landscaped garden, offers an well zoned floor plan comprising three well-separated double bedrooms (luxury ensuite and WIR to main); a spectacular open living/dining room with cathedral ceiling to lounge, steel framed industrial windows/doors, flowing to an al fresco entertaining courtyard and double carport.

The luxury extends to a bespoke kitchen with marble benchtops, splashbacks, fully-fitted butler's pantry, Ilve & Asko appliances, premium cabinetry, two family bathrooms, laundry with external access and private study.

Features include double glazing, oak herringbone floors, high ceilings downstairs, abundance of storage, indoor/outdoor Yamaha in-ceiling speaker system, Velux skylights, adjustable remote controlled and rain sensitive Vergola, Bosch security system, ducted and split-system heating and air conditioning throughout.

Close to the thriving High St shops, cafes and restaurants. Families benefit from access to Preston, Thornbury & Northcote High Schools and Bell, Thornbury & Northcote Primary Schools.