

**200 Miller St, Preston, VIC, 3072**

**McGrath**

**House For Sale**

Saturday, 17 August 2024

200 Miller St, Preston, VIC, 3072

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Anthony De Iesi

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## **Uninterrupted City views with plenty of space for the growing family.**

Smartly designed to provide floor plan flexibility and low maintenance living, this beautifully presented town residence is ready for your immediate enjoyment. Cleverly optimising light and space over 3 versatile levels in a quiet residential street, just moments from the eclectic delights of Gilbert Road and Miller Street Village along with city bound trams and Merri Creek trail only minutes away.

- The stunning and versatile floor plan includes a ground floor open plan kitchen, dining and living domain with bifold doors opening out to a beautifully landscaped north facing courtyard..
- The contemporary chefs kitchen includes quality appointed stainless steel appliances, dishwasher, plentiful storage and vast stone counter tops.
- There's also a central powder room and adjoining laundry with courtyard access and multiple storage cupboards.
- Further along the timber staircase to the first floor is a designated sleeping wing with three double bedrooms each with built in robes (two with balconies overlooking the CBD) and two stylish bathrooms.
- The second floor houses a grand master with en-suite adjoining a designated study nook/home office boasting spectacular uninterrupted CBD views. There's also the added appeal of a private balcony terrace and a pull out wardrobe.
- Added highlights also include: solid hardwood floors throughout, hardwood staircase, ducted heating and refrigerated cooling, a ducted vacuum system, recycled water tank, quality window furnishings, LED lighting and a single car garage with storage.
- In close proximity to Gilbert Road tram, local hip eateries, Merri Creek trail, boutique shopping and local parklands.