

32 Cramer Street, Preston, Vic 3072



House For Sale

Saturday, 29 June 2024

32 Cramer Street, Preston, Vic 3072

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 700 m2

Type: House



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\$1,120,000 - \$1,232,000

This property boasts a classic period profile with modernised proportions, set on a prominent allotment featuring easy rear lane access and a significant second frontage to St Georges Road. The immense potential of this site is highlighted by its unparalleled convenience, being in close proximity to Preston Market, Zwar Park, Preston station, High Street, and multiple supermarkets. The existing 4-bedroom, 2-bathroom floor-plan offers immediate comfort, featuring separate living and dining rooms, a spacious central kitchen, and a dedicated sun-room. The north-facing backdrop provides ample off-street parking. Adding to its appeal, plans and permits have been approved for the construction of six 2-bedroom townhouses. This outstanding opportunity offers options for renovation, dual occupancy subdivision, or redevelopment (STCA). This landmark location ensures a future as rewarding as its storied family past, with every Preston attraction just moments away. For more information, please contact the agents. Land size: 700m² approx. Deposit: 10% of the purchase price Settlement preference: 30/45/60/90 days Rental assessment: \$650-\$700 per week