

# 345 Gilbert Road, Preston, Vic 3072

COLLINGS  
REAL ESTATE

## House For Sale

Wednesday, 17 January 2024

345 Gilbert Road, Preston, Vic 3072

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Christian Gravias  
0394862000



Fedja Bilic  
0394862000

## **\$1,300,000 - \$1,400,000 - Private Negotiation**

Step inside and leave the hustle and bustle of the outside world behind as you enter this home, nestled in the sought after suburb of Preston. This delightful single-story residence offers a blend of current charm and untapped potential, sitting on a spacious 456 sqm plot (subject to council approval). This home is a testament to timeless elegance, boasting featured ceilings, authentic stained woodwork, and the inviting warmth of wooden flooring that greets your every step. It offers ample living space with three generously sized bedrooms, complemented by a large main bathroom. The layout includes two distinct living areas, enhancing the home's practicality and adaptability for everyday living. The traditional timber kitchen with a dining area is perfectly equipped to cater to the needs of a busy household. Outside, the expansive backyard, complete with a storage shed, offers a haven for children to play freely. For the visionary, this space holds immense promise, presenting an opportunity to potentially subdivide and build anew (STCA). Additional features include a secure single garage, a cozy family room, and a separate laundry area, adding to the home's appeal. Its prime location offers easy access to public transport, High Street's shopping and dining experiences, Preston Market, Preston West Primary School, and Melbourne Polytechnic plus, with tram and train stations just moments away, the Melbourne CBD is within easy reach for a quick and convenient commute.