

**15/87 Hotham Street, Preston, VIC, 3072**

**McGrath**

**Sold Townhouse**

Saturday, 17 August 2024

15/87 Hotham Street, Preston, VIC, 3072

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**

## When Convenience Matters

Calling all first-time homeowners, professionals, and savvy investors to take note as this amazing townhouse is sure to check all the boxes for convenience and low-maintenance living. Placed South of Bell Street, amidst a secure and easy-keep block setting, and paces from Plenty Road's dining and entertainment precinct and High Street's array of innovative cafes and bars. The adaptable blueprint and dynamic position will be an instant winning combination.

- Spread across three levels, the ground floor holds two bright and airy bedrooms, both enjoying vertical garden and side courtyard vistas and include built-in-robos and wall-to-wall carpet
  - Both rooms access a central bathroom, featuring vanity, bathtub, shower, and toilet
  - Take the stairs up to the first floor where an open concept living domain is perfectly placed. A hostess kitchen flaunts quality appliances, crisp white cabinetry and large counters and smoothly unites with a meals and spacious living area
  - A large powder room with ample storage facilities accommodates this level
  - The entertainment domain enjoys smooth connection to a lovely balcony, making this the ideal spot for unwinding with a drink outdoors
  - If this wasn't enough to win you over, take the spiral stairs up to where a bonus, third level loft with wardrobes proudly waits, pampering couples with their own master retreat
- Further qualities include:
- Freshly painted interiors, with soft colour pallet
  - Split system heating and cooling
  - Single car, remote control garage with the added advantage of internal access
  - Euro style laundry
  - Plenty of storage across residence
  - Contemporary light fixtures throughout

The golden position brings a host of select amenities to your doorstep. Set moments from:

- Plenty Road's 86 tram line, Bell train station, local bus lines
- Plenty Road & High Street's boutique cafés, bars and retail districts, The Keys, Preston South & Northland Shopping Centres, Preston Market, Preston Homemaker Centre
- Thornbury High School, Preston South Primary, Preston High School, Parade College, St John's College, Thornbury Kindergarten
- T.A Cochrane Reserve, Penders Park, Darebin Creek Trail, Northcote Aquatic Centre

If you enjoy a relaxed and fulfilled lifestyle, then this beauty is perfect for you and ready for the taking.