

**2/325 Tyler St, Preston, VIC, 3072**

COLLINGS  
REAL ESTATE

**Leased Townhouse**

Saturday, 17 August 2024

2/325 Tyler St, Preston, VIC, 3072

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**

## Comfort and Functionality

Walk through the front door and be impressed by all that this flawless and quality built Townhouse has to offer!

Comfort, easy living, entertaining & low maintenance was in mind when this home was designed. The floorplan lends itself to so many possibilities. With an imposing entrance, lower level comprises of expansive open plan kitchen/meals/living area complete with gleaming kitchen with cleverly designed storage drawers and quality European stainless steel appliances, including dishwasher, with double sliding doors opening onto outdoor deck and landscaped garden, perfect for those hot summer nights. You will also find a large laundry with ample storage cupboards, powder room and separate living area.

Upstairs comprises of three large bedrooms, all with spacious built in robes, split system cooling & heating and impressive dual access bathroom complete with two basins, freestanding bath, shower & toilet.

Other features include polished concrete floors downstairs, carpet in all bedrooms, split system heating & cooling throughout, zoned alarm and remote controlled garage with internal access.

Superbly positioned for access to W Ruthven WC Reserve, and in walking distance to Preston Primary, Preston North-East Primary and Holy Name Catholic Primary. Brilliant connections to popular secondary education and La Trobe University. Minutes to Preston Market, Northland Shopping and Home Centre, Olympic Park and the Darebin Creek Trail for all your leisure and sporting needs. Close to Bell Street for an easy city or airport commute and well linked to public buses and trains.