

6/15 Clifton Grove, Preston, Vic 3072



Townhouse For Sale

Wednesday, 10 July 2024

6/15 Clifton Grove, Preston, Vic 3072

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Phillip Castro
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EOI: \$500k - \$550k

Expressions Of Interest Ending Tuesday 6th August 2024 @ 5PM Welcome to 6/15 Clifton Grove, Preston - a charming home nestled in a safe and secure complex in the heart of wonderful Preston. This modern 2-bedroom, 1-bathroom residence boasts a low-maintenance design with an open floor plan, perfect for first home buyers, downsizers, retirees, or savvy investors. Enjoy the convenience of being a 10-minute walk to Preston Station and to the famous Preston Market. Nearby, you'll find local shops, vibrant cafes, reputable schools, picturesque parks, and efficient transport options. This home offers a carefree lifestyle, combining comfort and practicality in a sought-after location. Embrace modern living in a community that has it all. Don't miss out on this fantastic opportunity to make this delightful property your own. Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE:

- Brick & Rendered townhouse
- Built-in 2017 approx.
- Building size of 10sq approx.
- Foundation: Concrete slab

THE FINER DETAILS:

- Kitchen with S/S appliances including a dishwasher, stone benchtops, breakfast bench, ample cupboard space, finished with timber flooring
- Sizeable open-plan meals & living zone with timber flooring
- Study nook area with built-in desk with timber flooring
- 2-Bedrooms with robes & carpeted flooring, master with ensuite
- 1-Bathroom with shower, single vanity, combined toilet & floor to ceiling tiles
- Laundry with single trough, cupboard & bench space
- Split system heating & cooling
- Additional features include high ceilings, roller blinds, video intercom plus so much more
- Balcony off the main area. Established gardens on ground with trees, garden beds & lawns.
- Gated entrance in secured complex with single carport

Potential Rental: \$500 - \$550 p/w approx.

THE AREA:

- Close to Preston Market, Bell Street & Northland shopping Centre.
- Near Preston & Bell Train Station, Tram & Bus Hub
- Surrounded by parks, reserves & schools
- And only 8km from the CBD with easy City Link, Ring Road & airport access
- Zoned Under City of Darebin - General Residential Zone

THE CLINCHER:

- Experience effortless living in this modern, low-maintenance gem, perfect for a carefree lifestyle
- Prime location near shops, including Preston Market, cafes, schools, parks & Preston train station

THE TERMS:

- Deposit of 10%
- Settlement of 30/45/60 days

Secure your **INSPECTION** Today by using our booking calendar via the **REQUEST INSPECTION** button...*

All information about the property has been provided to C+M Residential by third parties. C+M prides itself on being accurate, however, has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own inquiries in relation to this property.

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