

**5 James Street, Preston, Vic 3072**



**House For Sale**

Wednesday, 8 January 2025

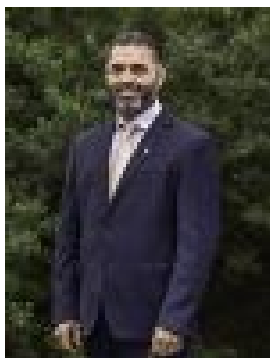
5 James Street, Preston, Vic 3072

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Colin Abbas  
0414659635

**\$1,190,000 - \$1,250,000**

Cleverly updated throughout the years, this delightful three bedroom plus office/study period home combines the grace of a bygone era with the functionality required for immediate occupancy. Boasting a well-zoned footprint, the single-storey property presents endless possibilities for comfortable family living. Gorgeous decorative ceilings soar over hardwood floors, while the formal dining room with a mantled heater leads to the neat kitchen/meals area. It's fully equipped in gas cooking appliances, stainless-steel dishwasher and great use of cabinetry. Additionally, an expansive family room progresses to the pet-friendly backyard featuring convenient laneway ROW. There is an entertainer's deck that provides a serene vantage point overlooking the firepit and cubby house, thus creating an outdoor retreat catering to both adults and children. What's more, the central bathroom with a corner shower and tiled bath accompanies restful bedrooms, two of which comprise built-in-robos. Further highlights include dedicated office/study space, heat/cooling, laundry, utility shed and carport parking. With a coveted address set in the sought-after zones of Coburg High and Bell Primary; it's moments to the lush greenery of the Merri Creek Trail, Bell Street buses and Coburg Hill shops. It's also a quick five minute drive to Sydney Road amenities and vibrant Pentridge Village. All this, approximately only 9km to our bustling city centre.