

**59 George Street, Preston, VIC, 3072**

**House For Sale**

Friday, 15 November 2024

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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## **Timeless Charm And Modern Comforts**

Expressions of Interest: Offers Close Tuesday 10th December at 5pm (Unless Sold Prior)

Combining all the benefits of a 558m2 allotment (approx.) with an enviable Preston West location that has it within an easy walk of Coburg Hill Shopping Centre, the cafes and tram services on Gilbert Road, and a choice of schools and childcare options, solid-brick home offers a ready-to-enjoy lifestyle of quality and convenience less than 10km from the CBD .

Freshly painted throughout, thoughtful upgrades, including heating and cooling, plantation shutters, and an updated bathroom, enhance the period appeal of timber floors, decorative cornices to high ceilings, picture rails, and lead light and sash windows, which are highlights in the perfectly presented interior.

Warm and inviting, it introduces a formal dining room served by a neat and tidy kitchen and sweeps through to a generously proportioned lounge. Anchored by the striking fireplace, it shares the sunny single-level layout with two spacious bedrooms, both featuring built-in robes.

The serene environment of the enormous rear yard complements the interior. Complete with a garage that partners the double carport; it offers an expansive paved space perfect for relaxed alfresco entertaining.

Boasting timeless charm and modern comforts, it delivers a rare opportunity to enjoy today before exploring value-adding options to further enhance, extend, or possibly subdivide and develop (STCA).

**\*\*\*PHOTO ID REQUIRED AT OPEN FOR INSPECTIONS\*\*\***