



6/175 Spring Street Preston, VIC



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## POSITION PERFECT

With major arterial links close by, and within easy walking distance to Regent Station, Reservoir Station (Zone 1), Edwardes Village shopping and caf?/take away food precinct, and within minutes from Preston Market, La Trobe Uni, and Edwardes Park Lake, this recently renovated 2 bedroom detached villa unit, is more akin to a house with a spacious floor plan. Upon entering, be impressed by the high ceilings, and north facing light filled living area. Walk through into a separate dining space which is expertly served by a sparkling, well-appointed modern kitchen comprising of generous double pantry, bench space, and European stainless steel appliances. A central hallway leads into 2 large bedrooms (each with extensive robes), master bedroom with remote control ceiling fan, and a large bright modern bathroom with double shower, sky light and chrome fittings. You will also discover a low maintenance private rear courtyard accessed from both a separate laundry, and from a pleasing rear patio (ideal for lounging on warm summer nights, or breakfast with coffee and a paper). Other features include gas ducted heating, ducted evap. cooling, timber floors, and brand new window furnishings. The single remote garage has rear lockable access, with an additional car space at the front for a second car. Amongst quiet surroundings, a sought after sense of easy lifestyle, and convenient direct access to the cbd (only 13 kms away), this property is well worth inspecting! LOVE REAL ESTATE - NO 1

FOR PROPERTY MANAGEMENT \*\*INSPECTION BY APPOINTMENT ONLY - REGISTER YOUR INTEREST\*\* Please note that all inspection times are subject to change.

**Price:** \$380 - \$400 per week



**Evie Milides**

0421257260

lovecopreston@mail.inspectreale