



15 Gilbert Road Preston West, VIC

## LIVE & WORK FORM HOME!!

- Shop/office area 60sqm approx.
- Dwelling area 95sqm approx.
- Land area 211sqm approx.
- Zoned Business 1

This versatile 211sqm premises is appointed with a 3 bedroom dwelling containing a traditional kitchen with a gas cook-top and hot water system and an electric oven, a double garage at the rear of the premises with lane way access.

Ideally located among the Gilbert Road shopping strip, this property comes with shared customer parking out-front and the opportunity to capture additional customers as they hop on and off the passing tram.

Rental:

LOVE & CO

**Love Commercial**

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