



10 Mt Pleasant Road Preston, VIC



### PREMIUM PRESTON POCKET

This charming brick home in a highly sought-after pocket of West Preston has plenty to offer with its elevated position and art deco influence. Only 9km from the CBD, it's a short stroll to Miller Street caf?s, public transport, and the Merri Creek tracks and parkland. Current day comfort partners with enticing future potential, making this an exceptional opportunity for astute buyers.

The traditional layout offers two good-sized bedrooms, a smaller third bedroom or study, a central bathroom with en-suite access from the master bedroom (wall-to-wall BIR), large lounge with open fireplace, updated kitchen with 900mm stainless steel oven, dishwasher and rangehood, and an adjoining dining area. The sizeable backyard offers scope for extension (STCA) and steel garden shed provides additional storage.

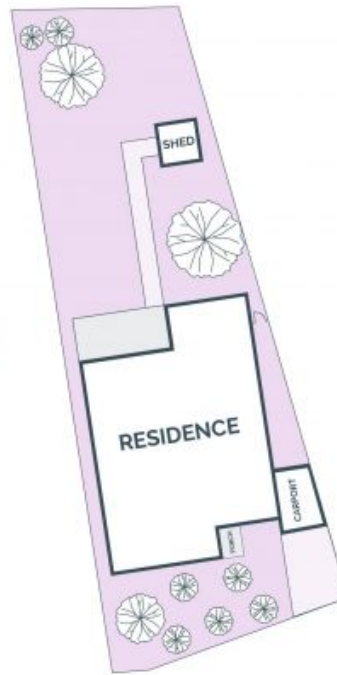
**Price:** \$1,282,000



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