



4/44-46 Mary Street Preston, VIC



### Ideal First Home or Investment Opportunity

Discover your ideal entry into the vibrant lifestyle of Preston with this charming one-bedroom apartment. Situated securely on the first floor, this residence boasts an abundance of natural light and spacious living, making it an attractive option for both first-time buyers and seasoned investors.

Step inside to find a generously proportioned bedroom featuring mirrored robes and a private balcony, offering a serene retreat from the hustle and bustle of daily life. The sleek and modern kitchen is equipped with stone benchtops, stainless steel appliances, including a dishwasher, and overlooks an open-plan living area that seamlessly flows to another private balcony, perfect for enjoying morning coffee or evening relaxation.

Located within walking distance to Preston Market, the train station, and an array of dining and shopping options along High Street, this apartment offers unparalleled convenience. Commuting is made effortless with access to public transportation options and major roadways, while the property's current lease status until December 2024 provides immediate

**Price:** \$359,000



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