



2/466 Bell Street Preston VIC

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### Simply One Of A Kind?

Sitting quietly at the very rear of this cladding free boutique development of only 9, there is a real wonderful feel to this HUGE two-bedroom apartment, which offers everything you would want for the perfect apartment lifestyle.

Infused with style & class, this home enjoys an impeccable interior with an oversized open plan living & dining space which flows effortlessly to a large north facing decked garden, confirming there will be no compromising your entertaining ambitions, indoors & out when living here. A refreshing functional kitchen layout will also impress all master chefs with its well-appointed sleek design and practical island bench. The 2 bedroom retreats are placed away from the living zone and share a roomy fully tiled bathroom.

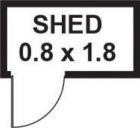
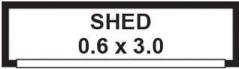
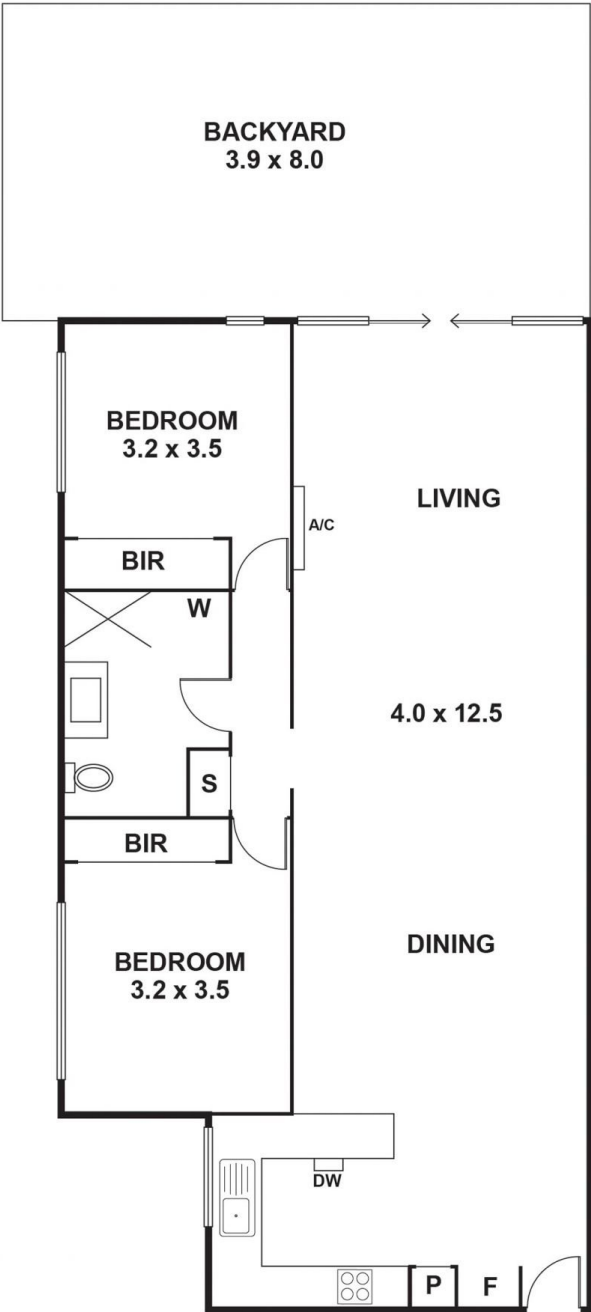
Committed extras & necessities include: Secure & easy basement car park, intercom entrance, split system heating/cooling, engineered timber floorboards throughout,

**Price Guide** - \$550,000 - \$600,000

**Type** : Apartment  
**Inspect** : Wednesday, 8th May 2024 04:30 PM - 05:00 PM  
 Saturday, 11th May 2024 12:00 PM - 12:30 PM

**Auction** : Sunday, 19th May 2024  
**Building Size** : 85 sqm  
**View** : <https://www.thebisiagent.com.au/sale/vic/north/preston/residential/apartment/7990077>

**John Bisignano**  
 03 9489 1030



**INTERNAL APPROX. AREA: 85 SQM**

THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.