



## 44 Malpas Street PRESTON VIC

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Peaceful and private, this elegant Californian Bungalow has been extended and renovated in recent years and will suit a large and growing family and on 544m2 of prime North facing land.

Perfectly positioned close to trams, Preston shopping hub and renowned Preston Market, this home has ample space and modern charm.

Comprised of 4/5 bedrooms, 2 bathrooms and open plan living opening onto raised covered deck perfect for entertaining.

Features include large formal entry, 4 bedrooms with ensuite, walk in robe and large retreat or 5th bedroom.

Superb modern kitchen with stainless 900 stove/oven, open plan living dining, ample storage PLUS side drive with under cover parking for 2 vehicles plus lock up garage.

North facing rear garden with side drive and on 533m2 of land in prime convenient position.

**Land Size** : 533 sqm

**View** : <https://www.hollandprice.com.au/sale/vic/north/preston/residential/house/3388649>



**Robert Sordello**  
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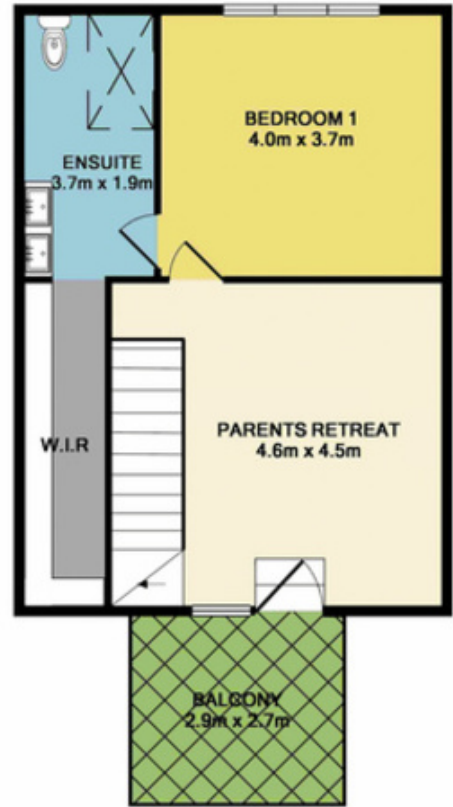


NO.44 MALPAS STREET PRESTON

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



GROUND FLOOR



1ST FLOOR