



## 3/5 Sussex Street PRESTON SOUTH VIC

2 1 3

AUCTION THIS SAT 27th MAY 12.00 NOON  
OPEN FROM 11.30am.

Set in a small block of only 3 this Villa unit will impress .  
Single level and at the rear of the complex this villa unit  
comprise of formal hall entry with two excellent bedroom  
(built in robes) large open plan living ,dining,kitchen with  
superb rear private aspect to own garden central bathroom  
with semi en-suite access and much more.

Features include NO BODY CORP FEES , north facing ,  
solid timber floors, gas ducted heating plus reverse cycle  
air conditioning, dishwasher SOLAR PANELS, lock up  
garage, sep laundry, and is all only one block from the  
Thornbury border with in very easy access to transport ,  
train and tram, shopping and cafe precinct.

Inspection a priority and currently leased on a month to  
month basis to the perfect tenants at \$1934 pcm that would  
love to stay on BUT offering vacant possession.

**Price** : \$ 617,500  
**Building Size** : 120 sqm  
**Land Size** : 155 sqm  
**View** : <https://www.hollandprice.com.au/sale/vic/north/preston-south/residential/villa/3622629>



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