



**3a/6 Clinch Avenue Preston VIC**

1 1 1

A truly unique offering, this ground floor almost 100sqm 1 bedroom apartment sets itself apart from all others thanks to an enormous sun-filled courtyard and its proximity to the delights of Preston Central.

Let your imagination go wild on how to best utilise the 43sqm outdoor terrace; this remarkable opportunity will appeal to pet lovers, entertainers, outdoor gym enthusiasts and garden greenies.

Boasting a functional design and generous dimensions, the north facing interior boasts an large L-shaped kitchen with stone benchtops, Bosch appliances, glass splash back, double sink and 2-pack cabinetry, open plan living/meals area, bedroom with mirrored BIR and stylish bathroom. Also featuring European laundry, timber floors, porcelain tiles, LED lights, split system air conditioning, loads of

**Building Size** : 100 sqm  
**View** : <https://www.alexkarbon.com.au/lease/vic/north/preston/residential/apartment/7303922>



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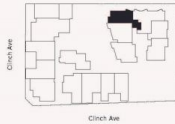
# 8

**EIGHT CLINCH AVENUE**  
PRESTON

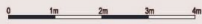
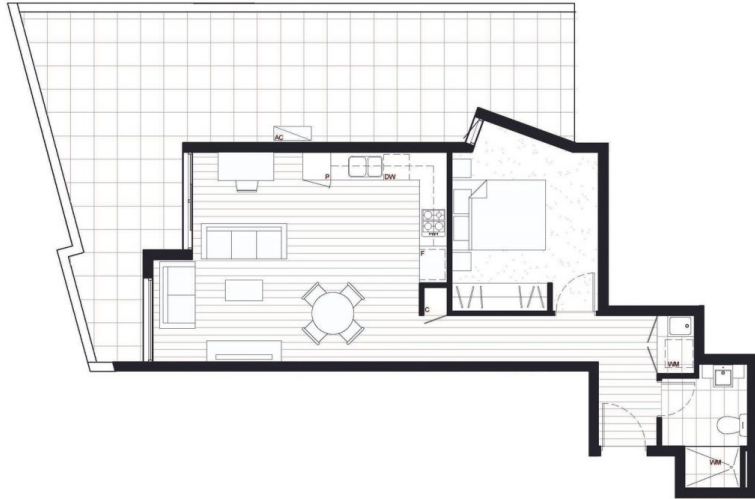
**TYPE 3**  
**3A**

|           |   |
|-----------|---|
| Bedroom   | 1 |
| Bathroom  | 1 |
| Study     | 1 |
| Car Space | 1 |

|                   |                        |
|-------------------|------------------------|
| Internal Area     | 56m <sup>2</sup>       |
| External Area     | 43m <sup>2</sup>       |
| <b>Total Area</b> | <b>99m<sup>2</sup></b> |



[www.8ClinchAvenue.com.au](http://www.8ClinchAvenue.com.au)



All drawings layout and area are indicative only and are subject to design changes. Areas are approximate. Prospective purchasers must rely on their own enquiries and should refer to the terms and conditions in the contract of sale. Loose furniture and white goods are not included. The extent of floor finishes may vary.

\*Drawings are copyright of Peter Brown Architects. Plans are indicative only and may differ slightly as a result of documentation and construction. Sizes may vary. Furniture not included in package. Landscaping shown is indicative only refer to overall plans for correct window locations.