



40A Mullenderree Street, Prestons

## Corner Block Convenience in Desirable Prestons Location

Auction: Saturday 28th March at 12:00pm, on-site, unless sold prior.

LJ Hooker United Group welcome you to 40A Mullenderree Street, Prestons - a well-presented double-storey brick home offering a move-in ready opportunity for first home buyers, families and investors. Perfectly positioned close to William Carey Christian College and Home Co. Prestons, this welcoming residence combines modern finishes with a practical layout designed for everyday living. Downstairs features a spacious combined living and dining area alongside a modern kitchen with stainless steel appliances, creating a functional hub of the home ideal for both relaxing and entertaining. A separate living/media room adds flexibility, while a convenient powder room services the lower level.

Upstairs, the home offers four generous bedrooms, all fitted with built-in wardrobes. The master bedroom enjoys the added comfort of its own ensuite, while the modern main bathroom services the remaining bedrooms.

Positioned on a desirable corner block with a double garage, the home is equipped with both split system and ducted air conditioning, as well as an alarm system for added peace of mind.

Whether you're looking to enter the market or expand your investment

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### AUCTION

Sat 28th Mar @ 12:00PM

### VIEW

By Appointment

### AGENTS

Tanisha McKenzie  
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Mitchell Crawford  
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### AGENCY

LJ Hooker United Group  
1800 486 4833

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portfolio with a strong rental return, this is an opportunity not to be missed.

- Approx.

^ Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.

## MORE DETAILS

Property ID	PVJ1T
Property Type	House
Land Area	351.9 m2

**Tanisha McKenzie 0437 154 019**

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**Mitchell Crawford 0421 504 007**

Principal | [mitchell@ljhunedgroup.com.au](mailto:mitchell@ljhunedgroup.com.au)

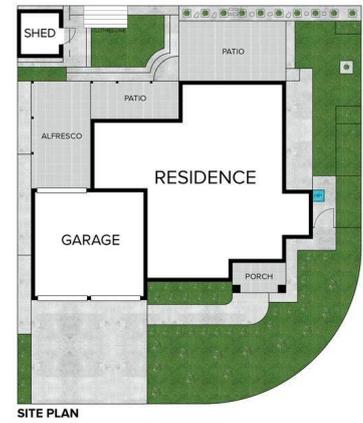
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## 40A Mullenderree Street, Prestons 2170

Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries. Floor plan by : Flex Media