

PROPERTY BROCHURE
66 PRESTON AVENUE
WEST MELTON






A

+ S



66 PRESTON AVENUE, WEST MELTON

DESIGNED FOR LIVING

 3  2  2  246m²  924m²

More than just a house, this family home is designed for real life – the busy mornings, the relaxed evenings, and everything in between. Positioned in sought-after Preston Downs, it's a home where comfort, convenience, and style come together effortlessly.

The open-plan kitchen, dining, and living area creates a natural gathering space, while a separate lounge provides a peaceful retreat when needed. A spacious study nook offers the perfect spot for working from home or supervising homework. With two heat pumps, a log burner, a heat transfer system, and double glazing, you'll stay cozy in winter and cool in summer. Solar adds to the home's efficiency, helping to keep energy costs down.

Three bedrooms, including a master with an ensuite and walk-in robe, provide restful retreats. A family bathroom, separate toilet, and dedicated laundry add to the home's practicality, while the double internal-access garage provides plenty of storage. An additional secure parking space is perfect for a motorhome, boat, or extra vehicle, adding even more versatility.

Step outside to discover a fully fenced, well-established 924sqm (approx.) section designed for both relaxation and productivity. Raised vegetable boxes, a greenhouse, and multiple garden sheds cater to green-thumbed enthusiasts, while the sheltered BBQ area is perfect for entertaining year-round.

If you're after a home that works for your lifestyle from day one, this is it. Move in, settle down, and start making memories today!



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LEGALS

Land area	924 m2 (approx.)
Floor area	246 m2 (approx.)
Tenure	Freehold
Rateable value	\$990,000
Land value	\$410,000
Improvement value	\$580,000
Rates	\$5,033.25 p.a
Council zone	Residential 9B

ENERGY

Heating	Heat pump x 2, log burner, heat transfer system
Insulation	Walls, ceiling
Windows	Double glazed; aluminum joinery
Water heating	Electric, solar

CONSTRUCTION

Decade built	2010 - 2019
Exterior	Brick, schist
Roof	Colorsteel
Insurer	AMI

CHATTELS

Auto Garage Door Opener (1) and Remote(s) (2) | Window Treatments | Clothesline | Dishwasher | Electric Oven (2) | Gas Hob | Extractor Fan (2) | Fixed Floor Coverings | Garden Shed (3) | Heated Towel Rail(s) (2) | Heat Pump(s) (2) and Remotes (2) | Light Fittings | Range Hood | Smoke Detector(s) | TV Bracket(s) (2) | Solar Panels (13)
Excluded: Curtains In Second Lounge



INTRODUCING AMY + SHAR

Founded in 2025, A + S is an innovative boutique real estate agency based in Darfield, led by the dynamic duo of Amy Jones and Shar Simôn. With over 18 years of combined experience, Amy and Shar have honed their skills to perfection, creating an agency that offers something truly unique—an exceptional personal touch + unparalleled local market knowledge.

We deliver a bespoke service that's only possible with a boutique agency. It's all about you—your needs, your goals, and your journey. We pride ourselves on building long-lasting relationships with our clients based on trust, integrity, and a shared passion for real estate. When you work with us, you're not just another transaction; you're a valued partner.

At A + S, we strive to bring you the smartest technology, the most effective marketing solutions, and innovative strategies available. Our refined + modern approach to real estate ensures that you'll always receive the highest standard of service. We are committed to offering a seamless, professional experience that makes the process of buying or selling as smooth as possible.

We love where we live, and we want you to love it too.

Our local expertise + dedication to your success set us apart, giving you the confidence that we have your best interests at heart.

We can't wait to help you achieve your real estate goals!

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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