

# 1/17 Stuart Avenue, Cheltenham, Vic 3192



## Unit For Sale

Tuesday, 16 January 2024

1/17 Stuart Avenue, Cheltenham, Vic 3192

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 310 m2**

**Type: Unit**



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**\$800,000 - \$880,000**

Stuart Ave is renowned for being one of Cheltenham's finest streets. A leafy, tree lined street with low traffic and within walking distance to all of the amenities that Cheltenham has to offer. 1/17 Stuart Ave is a charming, stand alone unit with private street, ample off street parking and a large land component. The property has been fastidiously maintained and boasts a proud street frontage behind secure fencing, and large security gates. Offering:- A large double garage with an automatic roller door is easy to pull in and out of, and offers secure internal access to the home. - A low maintenance lawn is framed by established gardens and sets the property back from the street. - A large lounge extends from the entrance and is flooded in natural light. - A designated dining space extends from the lounge and offers the potential to be converted to an open plan kitchen, living and dining arrangement. - The generous master bedroom features a walk in robe as well as a semi-en-suite bathroom. The bathroom is in good condition and offers a shower, separate bath tub and single vanity. - The second bedroom is generously proportioned and offers a built in robe. - An internal laundry with additional storage, as well as a separate toilet add to the functional appeal of the home. Additional features include: - Split system cooling - Ducted heating - Low maintenance lawn & gardens- Significant storage throughout- Automatic roller door to garage access- Fully fenced with security gates- Ample off street parking for guests- Immaculately presented throughout Located:- Golf enthusiasts will appreciate the proximity to several renowned golf courses including Royal Melbourne, Sandringham Golf Links & Cheltenham Golf Club- Just a short drive away from the beautiful beaches of Black Rock for sun and relaxation- Convenient access to public transportation for easy commuting- Within walking distance to the Cheltenham train station - Local shopping centers within walking distance for daily needs- Medical facilities nearby cater to healthcare requirements- Reputable schools nearby- Diverse dining options and cafes close by for culinary enjoyment- Community services and facilities are easily accessible The home offers an appealing floor plan and is well suited to a wide demographic of potential purchaser, furthering the appeal and future re-sale value. Don't miss out on this fantastic opportunity.