

**1/4 Linden Avenue, Cheltenham, Vic 3192**



**House For Sale**

Thursday, 9 November 2023

1/4 Linden Avenue, Cheltenham, Vic 3192

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Angus Graham



Nick Jones

0421839425

## **Auction this Saturday at 12.00pm**

Step into the garden, step out to the sun, make this stylish streetfront sanctuary your next step. Garden-focused, sun-soaked and so tranquil in this quiet cul-de-sac location, this two bedroom, two bathroom front home on its own title and free from body corporate shines with a light-filled virtual dual-suite design featuring a plushly private master-suite with his-and-hers robes to a deluxe dual-vanity ensuite, and a second robe-fitted bedroom alongside the stylish main bathroom. Designed to entertain with open-plan living-dining spilling out through wide French-doors to an elevated entertainer's deck, this is a home for all seasons with tall-treed north-westerly gardens behind stylishly secure fenceline for kids and pets to play, and a wide auto-entry open-garage styled to double as an al fresco zone with sleek rendered columns, a fully-lined ceiling and LED lighting. Appointed to a prestige specification with a sleek European appliance kitchen with integrated dishwasher, the home features cool stone benchtops, warm wideboard flooring and plush bedroom carpets. Adding luxury to easy living with ducted heating plus reverse-cycle air-conditioning and airy ceiling fans, this stylish single-level home even has a BBQ gas-point and automated irrigation to keep lawns lush and hedges tall. Secluded, but so central, in this leafy low-traffic precinct adjacent Cheltenham Secondary College, this easy-living oasis has the pool and gym at Waves Leisure Centre within a few blocks, Southland's retail therapy within a walk, and the train to the CBD within an all-weather walk through the shopping centre.