

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



**Unit For Sale**

Friday, 5 April 2024

1/4 Stanley Avenue, Cheltenham, Vic 3192

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Greg Brydon  
0431799938



Kevin Chokshi  
0430195517

**\$690,000 to \$750,000**

Indulge in the epitome of urban chic living within this exclusive boutique development nestled in Cheltenham's vibrant retail precinct. This impeccably designed two-bedroom, two-bathroom town residence exudes sophistication across three luxurious levels. Step into a sun-drenched sanctuary boasting two vogue bedroom suites adorned with designer bathrooms (master ensuite) and ample wardrobe space. The north-facing open plan living and dining area seamlessly integrates with an innovative stone kitchen featuring s/s appliances and abundant storage, making entertaining a breeze. Unwind on the expansive balcony, accessed through three large sliding doors, perfect for entertaining against the backdrop of urban sophistication. Welcome home to a lifestyle of luxury and convenience in the heart of Cheltenham's thriving community. Immerse yourself in a plethora of cafes, restaurants, and wine bars. Explore the nearby Le Page Library, playgrounds, and Cheltenham Primary School. With easy access to public transport, including the train station and bus services, every convenience is at your doorstep. Discover a lifestyle enriched by proximity to premiere golf courses, Cheltenham Park, Southland Shopping Centre, and the serene coastline. With 4.5 years remaining on the builder warranty, rest assured of quality craftsmanship. This residence boasts private access with a camera and electronic gate, the only home with such exclusive features. Additional highlights include Bosch appliances, Caesarstone benchtops, floor-to-ceiling sheers, high ceilings, and a spacious 1.5-car garage with ample storage. Fitted with an alarm system, water tank, and double glazed windows, every aspect of modern living has been meticulously considered. PLEASE NOTE: \*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.\* Photo ID required at all open for inspections