

**1/44 Warren Road, Cheltenham, Vic 3192**



**Sold Unit**

Friday, 11 August 2023

1/44 Warren Road, Cheltenham, Vic 3192

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Byron Kerr  
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**\$663,000**

At the heart of the home is a sunlit living & dining zone, which finds a wonderful counterpoint in the backyard alfresco. Its paved dimensions provide a low-maintenance entertaining space that flows through an undercover terrace onto a north-facing front yard perfectly positioned for outdoor sports and large-scale gardening. The property's contemporary composition and coastal charm are exemplified by its beautiful homemaker kitchen. Its light & airy design features shaker cabinetry, ample preparation space, & stainless-steel appliances. Two well-sized bedrooms with BIR are accompanied by a hybrid bathroom/laundry. Material elements include low-maintenance kitchen tiling, polished hardwood flooring, and bedroom carpeting; while functional aspects include ducted heating, living room A/C, and LED downlights. Set between Le Page Primary & Cheltenham Secondary College, live within minutes of Southland SC, Cheltenham station village, Karkarook Park, and Kingston Heath Reserve.