

1 Irving Court, Cheltenham, Vic 3192

House For Sale

Wednesday, 22 November 2023

buxton

1 Irving Court, Cheltenham, Vic 3192

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 642 m2

Type: House



Andrew Chisholm
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Natalie Tan
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\$1,100,000

Sssh...keep it quiet, Cheltenham's best redevelopment or renovation opportunity is hidden away here in this secret low-traffic locale! Oriented for afternoon sun in this quiet court location, this approx 642sqm property extends beyond its classic brick home with an extra-wide, extra-sunny approx 21.3m westerly rear boundary ...and multiple options. Maximise these generous proportions with a clever dual-occupancy design (Subject to Council Approval) to capitalise on this fast-developing locale just around the corner from a thriving local shopping strip (with an IGA supermarket, cafes and more) and minutes to Southland shopping centre, station (plus the planned new Suburban Rail Loop line) and the blue-chip Bayside suburbs beyond. Alternatively, keep this great location all to yourself for a Family Dream Home that gives the big kids a quick walk to Cheltenham Secondary College (just a couple of blocks away), the little kids in the Zone for re-energised Le Page Primary School, and all the family a location to love a walk to Waves Leisure Centre, Highett Reserve, Childcare and Frank's Café. But don't overlook the potential in this cream brick three bedroom home. Offering solid original appeal with a large lounge and third bedroom converted for living with glass-sliders and polished boards, this solid home is ideal to upgrade and extend with well-positioned kitchen and bathroom and a big old-fashioned backyard. At the very least, with ducted heating, an air-conditioner, robes and a deep brick garage, this classic cream is perfect to polish to rent until it's time to break ground.