

**1 Munro Avenue, Cheltenham, Vic 3192**

**buxton**

**House For Sale**

Saturday, 13 April 2024

1 Munro Avenue, Cheltenham, Vic 3192

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kylie Charlton  
0395988222



Jasmine Younger  
0467529943

**\$1,800,000 - \$1,900,000**

Moments to Southland, well-serviced by public transport and within a stroll of glorious parklands & championship golf courses, Cheltenham's coveted 'Pennydale' is a neighbourhood with enormous family appeal. And what better setting from which to relish it all than this stunning 4-bedroom, 2-bathroom haven. Instantly appealing, the home opens to interiors that are impeccably presented and stylishly appointed throughout. Enhanced by chic wide-board flooring and quality new carpets, the practical layout will please families of all ages and phases with accommodation comprising a choice of living areas – including a tranquil lounge & open plan living/dining zone as well as a flexible work-from-home office. There is also a peacefully positioned and extremely spacious master suite, separate children's wing and first-class gourmet kitchen with quality appliances and a large walk-in pantry. Outside is equally as impressive. Here, a covered alfresco deck with retractable awning extends the entertaining space into the child and pet-friendly back yard for endless family enjoyment – there is even room for a pool if desired (STCA). Additional highlights include ducted heating/cooling, ducted vacuum, split system heating/cooling, a guest powder room plus a large laundry with ample storage & outdoor access. There are also external blinds on all north and west-facing windows, retractable flyscreens and a double garage with handy house access. Cheltenham and Southland railway stations are close by for a stress-free commute, while popular cafes, retail attractions, well-regarded schooling options and the bay are all merely minutes away. For more information about this beautiful family haven contact Kylie Charlton or Jasmine Younger at Buxton Sandringham.