

10/12 Sydney Street, Cheltenham, Vic 3192



Unit For Sale

Wednesday, 3 April 2024

10/12 Sydney Street, Cheltenham, Vic 3192

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 230 m2

Type: Unit



Kevin Chokshi
0430195517



Elise Russell
0451197709

\$750,000-\$800,000

With the peaceful birdsong and natural beauty of Cheltenham Reserve at one end of the street, the vibrant bustling of Charman Road at the other, and everything else you could need within minutes, this delightful garden entertainer is worthy viewing in this fabulous location. Firstly, let's appreciate the street-front positioning, set on its own 230sqm (approx) north-west corner block. One of the largest in the group and definitely the most ideally aspected - with gorgeous courtyard entertaining, manicured gardens and lawn behind high fences and gates. Wide banks of glass around the sunny north-west sides, natural light and lovely outdoor vistas of surrounding neighbourhood trees and immaculate gardens - this extensively paved "entertainer's courtyard" has an atmosphere you'll want to bottle! Charming, character-filled and effortlessly blending relaxed indoor and outdoor living. Classic interiors, quality drapes, ducted gas heating and split system air-conditioning; LED downlights, a shed, and an attached single garage plus additional driveway parking. Two generous bedrooms with robes sitting on either side of the lovely central bathroom. A functional, well-appointed kitchen at the helm with generous surface space to prepare meals, loads of overhead and under-bench storage, quality oven, gas cooktop, rangehood, and a dishwasher, plus a separate adjoining laundry. Open to the spacious combined living and dining, with glass French doors opening to the lush, very private garden courtyard - the perfect way to relax while enjoying the sunshine in the great outdoors - wrapping around to a second courtyard at the rear. Supremely low-maintenance and manageable - made for absolute enjoyment. Prime positioning just moments on foot from Charman Road's eateries, boutiques, cafes, amenities and train station. Cheltenham Reserve's playing fields, nature walks, playgrounds and golfing greens. Close to the beach, waterfront walking trails, Ricketts Point and beyond, and zoned for Cheltenham Primary and Beaumaris and Mentone Girls' Secondary Colleges. 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