

**12 Hoffman Street, Cheltenham, Vic 3192**

**buxton**

**Townhouse For Sale**

Saturday, 10 February 2024

12 Hoffman Street, Cheltenham, Vic 3192

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Emily Whitehead  
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Nickole Smirnov  
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**\$1,400,000 - \$1,500,000**

Metres to the beating heart of Cheltenham and its fabulous choice of cafes and restaurants, this beautifully appointed home is an offering that effortlessly meets the demands of busy families, professionals - and simply anyone chasing a carefree lifestyle in a vibrant, ever-popular locale. Nestled amongst established yet easy-to-maintain greenery with tranquil outlooks both upstairs and down, the home has the bonus of two separate living zones - a versatile lounge or home office is an invaluable inclusion, while offering plenty of space for entertaining as well as relaxation, the open plan family and dining room spills seamlessly outside to a serene courtyard via banks of bi-folds which, when thrown open, blur the line between indoors and out. The kitchen is a host's dream setting, equipped with premium appliances, stone bench tops and lots of cupboard space. Upstairs, discover three sun-filled bedrooms; the ensuited master with balcony crowned by a soaring ceiling and embraced by banks of well-placed windows bringing in streams of natural light and warmth. The two additional bedrooms both enjoy access to a second balcony; they share a sparkling bathroom and separate WC while also offered are multiple split systems, a full laundry, water tank, shed and double auto garage with handy shopper's entrance. Walk to local shops, Cheltenham Primary School, the library, parks and station. For more information about this beautifully appointed home, please contact Emily Whitehead on 0420 997 276