

**13 Woodland Drive, Cheltenham, Vic 3192**



**Townhouse For Sale**

Thursday, 30 May 2024

13 Woodland Drive, Cheltenham, Vic 3192

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 397 m2**

**Type: Townhouse**



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## \$840,000-\$890,000

Life at the coveted "Pagewood Park" means a peaceful, friendly and relaxed atmosphere at an address renowned for its fabulous sense of community amongst residents of all ages and life stages - from young professionals to families, couples, singles, empty nesters, investors and retirees alike. One of the largest blocks in the estate at 397sqm (approx), behind beautiful landscaped gardens and lawn, a single carport and a handy converted garage providing a large store room AND a separate home office, additional living or hobby space! Stylish renovations and updates throughout lofty, open interiors, with soaring cathedral ceilings upon entry and walls awash with crisp white paint. Split system air-conditioning to main living/dining and 3rd bedroom, along with a gas log fireplace and ceiling fans circulating throughout; double privacy/block-out blinds, plush new carpets, an alarm system, and a clever built-in study nook. Three extra generous bedrooms - the impressive master suite with a walk-in robe and ensuite access into the stylish renovated bathroom with a spa bath, a shower, and a marble-top vanity. Spacious, open plan and air-conditioned living/dining under soaring vaulted ceilings, and a well-appointed modern kitchen with generous granite benches and splashback, a breakfast bar with double-sided storage, quality wall oven, induction cooktop and a dishwasher, a corner pantry and plenty of storage. Step outside to a sunny paved courtyard with lovely mature trees and shrubs casting plenty of shade and a splash of greenery. Add a pergola to dial up your outdoor entertaining or simply enjoy this incredible space. Manicured gardens, resident-only traffic, and within 50 metres of the resident's swimming pool, tennis courts and community hall; MOMENTS to Westfield Southland and Waves Leisure Centre; buses, Cheltenham Station and Charman Road, this appealing home is the epitome of comfort, lifestyle, and location. 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