

**15 Elliott Street, Cheltenham, Vic 3192**



**House For Sale**

Monday, 17 June 2024

15 Elliott Street, Cheltenham, Vic 3192

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 595 m2**

**Type: House**



Trevor Bowen  
0417501327



Joshua Perry  
0434411849

**\$1,260,000-\$1,380,000**

Set amongst beautifully manicured gardens on its north-facing allotment of approx. 595sqm, this beautifully presented Golden Triangle home is bound to impress. Ready to enjoy and with nothing to be done, it is an offering matched by a quiet position within an amenity-rich neighbourhood and one that will take families through every stage & phase with effortless ease. Screened from passers-by and dishing up enormous street appeal, the picture-perfect weatherboard opens to interiors that are at once warm, welcoming, spacious and stylish. Enhanced by glossy hardwood floors, the home's social areas include a formal lounge/dining room, a vast garden-view family room and a designer stone kitchen, which is equipped with premium appliances and boasts lots of cupboard and preparation space. A two-way ensuite connects two of the three robed bedrooms (main with walk-in robe), while a bright family bathroom services the rest of the home - there is also a peacefully positioned dedicated study zone with built-in desk and storage, perfect for students or those working from home. Sheltered for year-round enjoyment, the alfresco deck looks out across the generous lawns and impeccably landscaped backyard - a space that will prove popular with all family members. Remaining highlights include ducted heating, split system heating/cooling, ceiling fans and a full laundry. Doors to Elliott Street Playground and zoned for both Cheltenham and Mentone Girls' secondary colleges, this prized Triangle address is close to Evesham Kindergarten, Follett Road shops and bus stops on Warrigal Road while Mentone's private & independent schooling options are a short distance away. 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