

**19 Camelia Grove, Cheltenham, Vic 3192**



**Sold Townhouse**

Wednesday, 22 May 2024

19 Camelia Grove, Cheltenham, Vic 3192

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 597 m2**

**Type: Townhouse**



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**\$1,307,000**

Rich in sophisticated contemporary coastal appeal, this generously proportioned and impressively appointed three-bedroom family home sits in a quiet residential pocket within walking distance of Kingston Heath & Mentone Racecourse reserves. An entry room introduces a north-facing formal lounge as bay-windows display beautiful backyard perspectives. The floor plan naturally progresses onto a large family zone benefitting from north-east exposure and wall-to-wall glass along its axis. Sliding doors grant access to a paved patio and surrounding gardens for a peaceful, private, and low-maintenance alfresco escape. A stone island with waterfall bench tops offers a stylish space for dining & entertaining. The kitchen compliments style with function, including wall-mounted stainless-steel appliances, excellent cabinet space, glass splashback, and a walk-in pantry. A master bedroom with WIR & ensuite is joined by two more bedrooms (with BIR & WIR) and a family bathroom. Final features include a full-sized laundry, ceiling fans, ducted heating, split-system heating & cooling, kitchen pendant lighting, secure double garage, and off-street parking. This prized, lifestyle location enjoys close proximity to local bayside highlights, including Cheltenham station village, Southland SC, Moorabbin DFO, Cheltenham Park Reserve, and some of Melbourne's finest golf courses. Zoning is for Kingston Heath Primary School & Cheltenham Secondary College, with the bayside private school belt right nearby.