

**1A Egerton Avenue, Cheltenham, Vic 3192**



**Townhouse For Sale**

Tuesday, 12 March 2024

1A Egerton Avenue, Cheltenham, Vic 3192

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Trevor Bowen  
0417501327



Julia Poggi  
0448955370

**\$1,050,000 - \$1,150,000**

Brand new quality with a 6 star rating, cleverly planned layout is the undeniable headline of this luxurious Golden Triangle townhouse by boutique builders Amazing Homes. A sparkling gem in the coveted Golden Triangle, this is the epitome of carefully considered low maintenance that achieves an elusive balance between desirable space & a laidback way of life. Street-fronted and with no shared land, the double glazed home is set amongst smartly landscaped gardens and opens to high ceilings and warm timber floors that flow from the light-filled entrance to a stunning entertaining zone. Here, the kitchen showcases premium IVE appliances (900mm cooking) and top-quality stone, and these are enhanced further by eye-catching kit-kat tiled splashback. Crowning the living area, the ceiling elevates to lofty levels enhancing the sense of space and light - two sets of sliding doors create an irresistible connection between indoors and the large alfresco deck, while back inside a coveted study zone conceals a very practical European laundry. A light-lavished stairwell leads up to three double bedrooms - the master with oversized windows and a stylish ensuite. A floor to ceiling tiled family bathroom with bath and heated towel rails is also offered along with a guest's powder room; finalising a first-class package are zoned ducted heating/cooling, a Bosch alarm, large under-stair storage and carport parking with EV charger. Just steps from the Follett Road shops and close to bus routes, this prime position is within easy reach of both Southland & DFO shopping destinations, close to the station and within the zone for Mentone Girls' and Cheltenham 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