

# 2 Butler Court, Cheltenham, Vic 3192



## House For Sale

Wednesday, 22 May 2024

2 Butler Court, Cheltenham, Vic 3192

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 625 m2

Type: House



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**\$1,200,000 - \$1,300,000**

Classic Cheltenham character and charm, this light-filled brick beauty - on a 626sqm (approx) wedge-shaped, north-facing block at the end of a cul-de-sac - will steal your heart! Picture-perfect amongst thriving gardens and immaculate lawns, with connecting pathways, green walls of creeping vines, a gazebo and various garden nooks to sit and enjoy the serenity. And what a location! Just a short stroll to the cosmopolitan Charman Road strip and Cheltenham station and Southland's retail therapy, dining and entertainment hub; Waves Leisure Centre, Cheltenham East Primary, and easy access to the Nepean Hwy for one of the most attainable and value-packed buys of the bay. Beyond the front door, this gorgeous home pays tribute to its original charm, whilst being affectionately brought up to speed with various modern inclusions and updates, including a second-level extension to create a true family home. Ducted gas heating plus an ambient open fireplace and ceiling fans circulating throughout. A double garage or workshop for the handyman, generous built-in storage, a rainwater tank connected to the gardens, Rinnai digital water temp control and every window presents a glorious garden view. An ideal configuration for the four generously sized bedrooms, with a downstairs main bedroom and the three minor bedrooms located on the upper level. Serviced by a lovely family bathroom with a bath and a shower, plus an adjoining separate toilet and a large laundry. Two excellent living and dining spaces, a formal lounge to the front with an open fireplace, and a rear family living/dining zone. A gorgeous country-style kitchen with sunlight streaming in and lead-light display cabinets, boundless storage, updated appliances and a dishwasher. Outside, lush foliage flourishes from corner to corner, shady mature trees, raised garden beds and brick-paved pathways connect around the home and gazebo, ensuring maximum advantage of the glorious north aspect can be had. A double garage or workshop is perfect for hobby or garden enthusiasts. With everything here and so ready to enjoy, this fine residence offers a seamless transition into a premium bayside lifestyle! 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