

**203 Charman Road, Cheltenham, Vic 3192**



**Sold House**

Saturday, 2 September 2023

203 Charman Road, Cheltenham, Vic 3192

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1517 m2**

**Type: House**



Kevin Chokshi  
0430195517



Elise Russell  
0451197709

## Contact agent

**\*\* Please Note:** This property is Heritage Listed. If there's a single thing you must do in 2023, it's to call out the winning bid for the deeds to this doubly rewarding property in Cheltenham's heart come auction day. **UP FOR GRABS:** 203 Charman Road: An iconic Cheltenham home - a 1,034qm (approx) square-shaped parcel with a delightful, red-brick Californian bungalow of the post-war era. This property offers excellent prospects for future rewards, and lie within the prized school zone for Cheltenham Primary, Mentone Girls' and Beaumaris Secondary Colleges. The incredible 2-bedroom + study, 1 bathroom home, also comes with its own set of plans for an extensive renovation project. With very clever use of internal space and a minimal extension at the rear, you'll completely transform it into a 4-bedroom + study, 3.5-bathroom, 2-living and 2-car home - whilst retaining the sheer magnificence of its remarkable, sovereign exterior. Hopefully, you'll hang onto the ornate detailing, character and charm internally, too! Beautifully maintained, refreshed and updated interiors that could happily accommodate you and your family for years to come, the options and opportunities to further enhance and add genuine value here are endless. Featuring split system air-conditioning; solid jarrah floorboards, skirting, architraves and doors; picture rails, ornate cornices, air vents and ceiling plaster mouldings. Updated kitchen including 900mm upright oven and a dishwasher, a stylish bathroom with a freestanding bath and an incredible backyard with plenty of outdoor space on each side. This unique opportunity is a truly rare offering to the Cheltenham market and may just be the last of its kind to be released back to the market. The paramount location is just the beginning! **\*\*Lot 2 is available for private sale. 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 this property is heritage listed