

**22 Kardinian Avenue, Cheltenham, Vic 3192**



**Sold House**

Friday, 29 September 2023

22 Kardinian Avenue, Cheltenham, Vic 3192

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$1,215,000**

This parkland pocket is highly sought-after by families, and for good reason. Kingston Heath Reserve and local schools & preschools are just around the corner, with local retail and lifestyle precincts only moments away. Free-flowing and relaxed interiors provide the perfect counterpoint to its peaceful & private locale. Set along an east-west axis, the home's centrepiece is undoubtedly its enormous sunrise deck. Glass french-doors connect it to a casual lounge & separate rumpus for seamless indoor-outdoor entertaining. In the heart of the home is a widely-appointed kitchen complete with skylight, stainless-steel appliances, ample storage space, and the benefit of an adjacent laundry/scullery. A thoughtful separation of spaces has the three primary bedrooms (with BIR) and family bathroom zoned away from the main living zones, with the parent's retreat (with WIR, ceiling fan & ensuite) discreetly positioned along the rear. Climate control comprises evaporative cooling throughout, split-system A/C in two bedrooms & lounge, and electric heaters in two bedrooms. Further highlights include solar boosted hot water and electrics, built-in furniture, and a tandem garage with adjoining storage room. Zoned for Kingston Heath Primary & Cheltenham Secondary College, live within walking distance of Moorabbin DFO and a short drive from Cheltenham station village & Southland SC.