

22 Mena Avenue, Cheltenham, Vic 3192



House For Sale

Friday, 19 January 2024

22 Mena Avenue, Cheltenham, Vic 3192

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 593 m2

Type: House



Trevor Bowen
0417501327



Stefan Metzger
0437913219

\$1,350,000- \$1,400,000

Feel an instant pull of emotion thanks to this truly beautiful period home right in the heart of the Golden Triangle. With a row of white roses and a traditional facade providing a great first impression, it is the high decorative ceilings and warmest timber floors that ensure these feelings linger. A central hallway with fretwork arch gives access to the home which features an inviting lounge warmed by an original open fireplace - picture rails add to the sense of charm, whilst two corner windows ensure it is flooded with light. Combining contemporary class with country appeal, the dine-in kitchen provides a welcoming space for family and friends - through French doors a vast alfresco deck, bricked patio and lush lawn create the perfect space for entertaining. Out in the garden, a freestanding studio is a sought-after inclusion and offers a split system, WC and kitchenette - its versatility allowing it to be the teen/guest accommodation or home office you need. Two of the three glorious bedrooms boast doors that can be thrown open to the deck, while a study gives an option for a neat fourth bedroom if required. Including an elegant family bathroom, ducted heating and split system cooling, the home features 12 solar panels, thatched gazebo, double auto garage, bricked driveway and garden shed. Near the choice of shops, transport and amenities this coveted area is so famous for, this fabulous proposition is also zoned for Parkdale and Mentone Girls' 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