

**24a Wembley Avenue, Cheltenham, Vic 3192**

**buxton**

**House For Sale**

Thursday, 25 April 2024

24a Wembley Avenue, Cheltenham, Vic 3192

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Richard Slade  
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**\$1,600,000-\$1,700,000**

Contemporary elegance and outstanding liveability define this compelling four bedroom, three bathroom residence, spread across two light filled levels, providing the ideal fusion of comfort, refinement and seamless indoor outdoor flow. Embraced by lush, easy care garden surrounds with a distinctive profile, well-proportioned interior spaces are underpinned by timber and stone finishes, and designer lighting, while cleverly placed picture windows emphasise the openness and connection with the outdoors. Beneath high ceilings, wide engineered oak floors lead through the entrance hall past a ground floor bedroom with robes, and a fully tiled bathroom, before arriving at the family living zone at the rear. Immersed in privacy yet open to natural light, the sensational open plan living and dining domain with floor-to-ceiling stacking sliding doors, effortlessly transitions to the northeast-facing al fresco entertainment terrace, set against a backdrop of secluded greenery. Lavishly appointed, the entertainer's kitchen showcases stone finishes, a vast island bench, Bosch appliances including 5 burner gas cooktop, 90cm oven, dishwasher and rangehood, seamless cabinetry, abundant storage and fully integrated Liebherr Upright Fridge and Upright Freezer - a stunning combination guaranteed to make entertaining easy. Up the floating timber and glass staircase, the three bedroom accommodation includes the substantial master suite featuring built in wardrobes, sumptuous twin vanity ensuite with deep soaker tub, and balcony with treed outlook. Two additional bedrooms, each with built in robes and one with a study nook and balcony, are serviced by a sleek bathroom with dual vanities, bath and separate shower. Comprehensively appointed with security alarm, video intercom, hydronic heating, zoned heating and air conditioning, storage rich stone laundry, and auto double garage with rear and internal access. In a peaceful tree lined street, with Victoria Golf Club at one end and Pennydale Park and Olympic Avenue Kindergarten just around the corner. Plus, Cheltenham Park, Cheltenham Primary School, the shops, cafes, restaurants and station of thriving Cheltenham Village, and Westfield Southland, all just minutes away. For more information about this sophisticated showpiece contact Richard Slade or Marc Stafford at Buxton Sandringham.