

**25 Willow Avenue, Cheltenham, Vic 3192**

**House For Sale**

Wednesday, 10 January 2024



25 Willow Avenue, Cheltenham, Vic 3192

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 533 m2**

**Type: House**



Trevor Bowen  
0417501327



Stefan Metzger  
0437913219

**\$960,000 - \$1,050,000**

Families looking for space and comfort over an easily accessible single level will be wise to inspect this attractive light-filled home. Offering a liveable layout and multiple outdoor areas, it also offers up a highly sought-after north-facing backyard. Enjoying a connection with the outdoors, the interiors are calming & inviting and comprise a peaceful lounge to the front which is the perfect vantage point to watch the kids as they play in the secure and supremely low maintenance mod-grass garden. A versatile family & dining area extends out to a sheltered alfresco patio creating a great space for indoor-outdoor entertaining, while the renovated kitchen boasts quality stone benchtops & shaker cabinetry along with contemporary appliances including a Bosch oven. Planned for peace & quiet, the main sleeping wing is tucked to the rear where it comprises three generous bedrooms all with ample wardrobing including the ensuite master- a modern family bathroom with separate WC is also placed here as well as the large laundry that opens out to a sundrenched alfresco deck & garden. A fourth bedroom is a coveted inclusion, while a split system in all primary rooms plus the energy savings of a 3KW solar panel system are added highlights of a home that is wrapped up by plenty of storage indoors and out plus a double carport. Close to the DFO shopping precinct, metres to bus stops and near Kingston Heath Reserve this prime family pocket is also zoned for both Mentone Girls' and Cheltenham 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