

# 25A Heather Grove, Cheltenham, Vic 3192

## House For Sale

Thursday, 1 February 2024



25A Heather Grove, Cheltenham, Vic 3192

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 312 m2

Type: House



Kevin Chokshi  
0430195517



Elise Russell  
0451197709

**\$1,050,000-\$1,150,000**

Custom designed and perfectly positioned to maximise every inch of its 312sqm (approx) north-east facing block, this exquisite, architectural masterpiece offers unparalleled luxury, comfort and design in a prime lifestyle location. Demonstrating a bold, modernist approach to design through its flowing, connected and useful spaces, this home showcases natural light, privacy and space, with a blend of Mother Nature's finest ingredients that are a pleasure to see, touch, and share. Stone and natural timbers, polished and heated concrete flooring, and rich earthy elements complemented by designer lighting, vaulted/raked ceilings, custom recessed display niches, an abundance of storage and strategically placed windows to maximise natural light. Hydronic heating to bedrooms, refrigerated cooling, keyless entry, security system & video intercom; a solar system and rainwater tank, an automatic gate and oversized remote garage. A flexible, accommodating floor plan combining 3 large bedrooms and 2.5 lavish bathrooms, with heated flooring, including a downstairs powder room and Euro-laundry - the family bathroom with a freestanding bath and twin vanities, and the sought-after downstairs master suite with a walk-in robe and ensuite. Spacious open plan living and dining adjoining an exquisite kitchen with stone waterfall-edge island bench/breakfast bar with stylish pendants overhead, premium cooking appliances and dishwasher and boundless soft-close storage. Step out through sliding glass doors to a wraparound deck and inspired landscaped gardens behind high-fenced privacy. Set in the walk-to-anywhere 'Pennydale' precinct, within just a few minutes walk of Westfield Southland shops and train station, Cheltenham Park, Cheltenham station and Charman Road's popular latte strip. Close to some of the world's most esteemed golf courses; a few minutes drive from beautiful beaches, foreshores, and the great Bay Trail. This fabulous, feature-packed entertainer is perfect for busy professionals, growing families and lifestyle seekers unwilling to compromise on space, luxury or location. 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