

**29/94-96 Cavanagh Street, Cheltenham, Vic 3192**



**Sold Unit**

Wednesday, 27 September 2023

29/94-96 Cavanagh Street, Cheltenham, Vic 3192

**Bedrooms: 2**

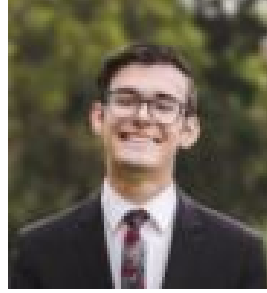
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$590,000**

A contemporary and well-maintained two-bedroom brick residence set in a prized position and presenting an outstanding opportunity for first home buyers, downsizers or even smart investors. Inside, you'll find a dedicated entrance leading to a spacious living and dining area that basks in the abundant natural light. The polished timber floors throughout further define the cozy and inviting living and dining space, seamlessly transitioning into the bedrooms. In the kitchen you will discover a meals area, an abundance of bench space and ample storage. Additionally, a pristine modern bathroom equipped with a shower, vanity, toilet and second toilet servicing the nearby bedrooms, each boasting a generous size and built-in wardrobes. Outside private rear yard is designed for low-maintenance living with easy care garden beds. Further amenities include a fully equipped laundry with external access, split-system unit, downlights throughout, window furnishings, and a carport with convenient rear yard access. The importance of location cannot be overstated, and this impeccably presented home is nestled in a truly exceptional neighborhood. Coffee enthusiasts will rejoice in the fact that Frank's Cafe is just a stone's throw away. For those who relish shopping and dining out, Southland shopping center is mere moments from your doorstep. Families will find the proximity to Le Page Primary and Cheltenham Secondary College a significant advantage, with excellent school zoning in place. Public transportation is easily accessible, with a bus stop conveniently located on Cavanagh Street, and Southland Station just a short stroll away. Finally, the beach is a brief drive from your new abode, and several quality recreational reserves are scattered nearby, ensuring that your leisure time is well catered to. 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