

**305/11 Maude Street, Cheltenham, Vic 3192**



**Apartment For Sale**

Friday, 5 April 2024

305/11 Maude Street, Cheltenham, Vic 3192

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Kevin Chokshi  
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## \$900,000-\$990,000

Lavish penthouse living, just off the vibrant Cheltenham strip, this stunning top-floor residence combines approximately 230sqm of indoor and outdoor extravagance and breathtaking north-to-west views! Location is paramount and this has you positioned literally upon the Charman Road strip with a host of boutique shopping, mouthwatering dining, great bars, coffee and train station, and Southland's shopping, dining and entertainment precinct at the door. A benchmark development in terms of urban design - unwavering in style, location and its generous approach to living - a sure match for the incredible location it occupies! This 3-bedroom, 2.5-bathroom, 2-car apartment exudes sophistication that transcends expectations. Benefitting from a north-to-west orientation affording beautiful all-day sunshine - multiple openings to the enormous wraparound terrace, and an unusually accommodating floor plan that will please the most discerning buyer. Luxurious design, natural colours and textures and high-end appliances. Beautiful wood flooring throughout, split system air-conditioning (x3), stone surfaces, excellent storage, and a built-in office with 2 workstations. Beautifully maintained grounds/common areas, secure 2-car parking and a storage unit, video intercom, secure entry, lift access & solar energy. Abundant natural light through floor-to-ceiling double-glazed windows/doors, flowing out at multiple points to the vast external spaces. Three large bedrooms - two opening to the terrace - the impressive master with his & hers walk-in robes and an ensuite. The bathrooms & powder room with full-height terrazzo tiles, skylights and matte-black designer detail. Generous living and dining adjoining a state-of-the-art kitchen with white-stone benches, banks of storage, and a full suite of ILVE cooking appliances and an integrated dishwasher. And of course, the luxury of having a balcony that's bigger than many backyards, with raised planter boxes ensuring privacy, protection and year-round enjoyment. 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