

**310/6 Railway Road, Cheltenham, Vic 3192**



**Apartment For Sale**

Friday, 15 March 2024

310/6 Railway Road, Cheltenham, Vic 3192

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## **\$475,000-\$515,000 | Private Sale**

This is life in the iconic 'Ilixir' luxury apartments in Cheltenham's cosmopolitan lifestyle and entertaining precinct. This standout property boasts easily the best two-bedroom, two-bathroom design we've seen in this development, and it's little wonder why we rarely see this apartment layout released back to the market! Rarer still, are developments so thoughtfully curated and executed - ensuring to capture everything on the wishlist and leave no stone unturned. A spacious, thoughtful design that can bend and flex to adapt to buyers' varying needs over time. The excellent two-bedroom, two-bathroom layout capitalises on a commuter living, latte-lifestyle location with a clever, virtual dual-suite design, perfect for share-housing tenants and owner-occupiers alike. Practical spaces and simplistic design, premium fittings and natural elements that inspire a personal touch. Square-set cornices, black & white decor with natural timber accents. Abundant storage, split system air-conditioning, stone surfaces and beautiful oak floorboards throughout. Both bedrooms are large with mirrored robes - the master offering spacious built-in robes, balcony access and a sleek, fully tiled ensuite with matte-black fittings. Beautifully equipped gourmet kitchen with thick stone benchtops and an island bench/breakfast bar. Abundant storage, a backlit subway-tile splashback, quality SS electric oven, induction cooktop and integrated dishwasher. Combined dining and living zone with split system A/C, and a large, full-width sunset balcony entertaining balcony taking in the Cheltenham streetscape. Secure basement parking and storage unit, video intercom, lift access and a range of standout resident facilities including a full-time onsite 'Lifestyle Manager', and the stunning botanic 'Podium Garden' with expansive decking, outdoor kitchen, lounging and dining areas and outdoor cinema, this prestige address promises an exceptional bayside lifestyle. 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