

**319/8 Railway Road, Cheltenham, Vic 3192**



**Apartment For Sale**

Saturday, 17 February 2024

319/8 Railway Road, Cheltenham, Vic 3192

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Dylan Jansma  
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## **\$440,000-\$460,000 | Private Sale**

An excellent opportunity to bid farewell to your landlord and climb the property tree, or add a high-yielding investment to your property portfolio, this two-bedroom "The Village" apartment represents easy, very affordable living at an address that was the first of its kind in Cheltenham's revitalised railway precinct. Amidst a melding of colourful Melbourne vibrancy and breezy coastal ambience, this well-designed apartment is on the door of the Charman Road latte strip and Cheltenham Station - a stop away or a quick walk from Westfield Southland and an express line to the CBD. Cheltenham Park, Sandbelt Golf Courses, the beach and iconic Bay Trail are close-by. Elevated views towards Port Phillip Bay, and featuring an unusually generous 6.3m (approx) balcony and a spacious, thoughtfully devised layout that can bend and flex to accommodate a range of buyers' needs. Functional spaces and quality, simplistic design. Square-set cornices, full-height double-glazed windows, wide-board timber flooring, quality carpets, blinds, stone surfaces, split system air-conditioning and bedroom heating. Both bedrooms include mirrored robes, wall heaters and TV points - the main with a fantastic study/yoga/reading nook, and bedroom two with balcony access. Closely serviced by the sleek, fully-tiled bathroom/laundry combined with stone-top vanity, mirrored storage and an oversized shower. Quality stone-top kitchen with NEFF cooking appliances and a dishwasher, great overhead/under-bench storage AND the owner has added a handy moveable island bench/breakfast bar. Open dining/living and a large balcony poised to bask in the glorious coastal breeze. Video intercom, lift access, secure parking space, storage cage and standout resident facilities including a central green garden with park benches and BBQ entertaining. An appealing investment or a chance to embrace the unique lifestyle that only Melbourne's bayside can deliver. 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