

**3B Herald Street, Cheltenham, Vic 3192**



**Townhouse For Sale**

Wednesday, 29 May 2024

3B Herald Street, Cheltenham, Vic 3192

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 318 m2**

**Type: Townhouse**



Angela Limanis

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**\$1,350,000-\$1,450,000**

Custom designed, premium built and perfectly positioned to maximise every inch of its absolute north-facing 317sqm (approx) block, this BRAND-NEW family masterpiece offers unparalleled luxury, comfort and design in a prime lifestyle location. A bold, modernist approach to design through flowing, connected and useful spaces, this home showcases natural light, privacy and space, using a blend of Mother Nature's finest ingredients. Impeccably finished with high ceilings, square-set cornices, and a light and bright colour palette accented by natural timbers and engineered stone. High-end inclusions with energy-efficiency at the forefront: split system air-conditioning to every room and space PLUS programmable under-floor bathroom heating; vast north-facing windows, wide-board oak flooring, premium carpets, ducted vacuuming and copious walk-in/built-in custom storage and premium cabinetry. A rainwater tank connected to the toilets, heat pump hot water, oversized remote garage, security system, and a 5kW solar system. A flexible, accommodating floor plan combining 4 large bedrooms with fitted robes, plus a dedicated office, serviced by 2.5 lavish, fully-tiled bathrooms with heated flooring and towel rails, and excellent storage. The family bathroom with a gorgeous bathtub, and the sought-after downstairs master suite with a fitted walk-in robe and ensuite with twin vanities. A large upstairs retreat for the kids, and spacious downstairs living and dining adjoining an exquisite kitchen with stone waterfall-edge breakfast bar with designer pendants hanging overhead, 900mm induction cooktop, a fully integrated dishwasher and boundless soft-close storage including a fitted walk-in pantry. Step out through sliding glass doors to a paved alfresco under a pergola, amongst inspired landscaped gardens and rock-bed behind high-fenced privacy. A walk-to-anywhere location convenient to Cheltenham station and the vibrant Charman Road shopping & dining strip, Westfield Southland, DFO & The Mentone Centre. Close to the beach and famous Bayside Trail, prestige golf clubs, parks, elite private Mentone schools, and zoned for Cheltenham Secondary and Cheltenham East Primary. 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