

# 4 Lauriston Court, Cheltenham, Vic 3192



## House For Sale

Thursday, 1 February 2024

4 Lauriston Court, Cheltenham, Vic 3192

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 647 m2

Type: House



Pandelis Plousi  
0395846500



Danielle Scanlon  
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**\$1,150,000 - \$1,250,000**

Discover the irresistible family appeal of this immaculate home occupying a highly-desirable cul-de-sac position in the sought-after Southland precinct. Set on 647sqm (approx) with lovely gardens providing a leafy embrace, the single level entertainer is ready and waiting to be enjoyed. Beyond a northerly frontage, the accommodation offers a generous living room and separate sitting area along with an inviting dining zone ideal for hosting loved ones. Entertainers will love the large kitchen boasting quality stainless steel appliances and ample preparation space, it is perfectly positioned to cater for guests indoors or out on the fabulous sheltered alfresco deck that sits alongside a tempting heated spa. Up to four bedrooms add more appeal for families and include a tranquil master with an updated ensuite and walk-in wardrobe. Storage is offered in two of the remaining bedrooms while the fourth could equally be a work-from home space if needed. Including a modern main bathroom with handy separate WC plus a large laundry leading out to the garden, the home offers the comfort of ducted heating and evaporative cooling plus a split system in the master bedroom & living room. An oversized carport and solar panels round off the attractive package. Around the corner from the local café and shops, close to bus stops and moments to Southland, this family-focused pocket is near Waves Leisure Centre and in-zone for Cheltenham Secondary College. For all enquiries please contact Pandelis Plousi 0409 553 929 Hodges Mentone/Chelsea. Live Streaming via GAVL Hodges clients have the opportunity to watch live property auctions. Register to watch through [www.gavl.com](http://www.gavl.com) or copy & paste the property link: <https://x5u9a.app.goo.gl/DK56> To be able to watch online, you must download the free GAVL App.