

**4 Leon Street, Cheltenham, Vic 3192**



**House For Sale**

Thursday, 14 December 2023

4 Leon Street, Cheltenham, Vic 3192

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 703 m2**

**Type: House**



Mia Aleardi  
0430323001



Elise Russell  
0451197709

**\$1,380,000-\$1,450,000**

A shining example of dream family living tucked away in a highly desirable court, this pristine residence is complemented by a superb 703sqm (approx.) block that sets the ideal dream. Secure behind an auto gate, the lawned front garden provides a leafy first impression, then once inside rich dark timber floors soaring 2.7m ceilings and streams of natural light create an irresistible ambience. Spacious and inviting, the beautiful living room is warmed by a cosy open fireplace and flows through to a relaxed dining zone adjacent the gourmet kitchen. Boasting premium stone bench tops and quality appliances Bosch including a pyrolytic/steam oven, there is also in-vogue shaker-style cabinetry. Sliding stacker doors connect inside with one of two alfresco decks - this one perfect for entertaining family and friends as the kids play on the lawn, while a soft grey Ekodeck adjacent the heated mineral pool & spa is idyllic for resort-style relaxation. Peaceful and serene, the ensuite master with large walk-in robe enjoys views of the front garden, while the two further bedrooms share a contemporary family bathroom with handy separate WC. A proper laundry, ducted heating/vacuum, refrigerated cooling, a Bosch alarm with video camera plus smart phone automation for the pool and an auto garage are all on offer. Perfectly positioned within a walk of Southland, childcare and both Cheltenham East and Le Page primary schools, this family beauty is also near bus routes and a choice of train stations. 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