

**40 Paul Street, Cheltenham, Vic 3192**



**House For Sale**

Friday, 17 May 2024

40 Paul Street, Cheltenham, Vic 3192

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 587 m2**

**Type: House**



Andrew Plousi  
0395846500



Vanessa Downey  
0395846500

**\$1,450,000 - \$1,550,000**

Located in the much sought-after Pennydale precinct, this family sized entertainer offers exceptional possibilities. Currently tenanted for those seeking a secure investment, the beauty of this unique property lies in its potential. Make your mark and create a family home to suit your taste in this once emerging and now highly prized Bayside pocket. Immediately comfortable and ready to move straight in while you contemplate future updates, this solid brick residence boasts a northern orientation with multiple living areas configured for maximum poolside enjoyment. Access the covered alfresco by the pool from the kitchen/dining area and also via the expansive family room with its timber beamed ceiling and warm timber feature wall next to floor to ceiling windows overlooking the pool and soaking up the sun. A second, spacious lounge with parquet floors ensures the whole family is comfortably catered for. A private, walled courtyard offers the perfect spot for a quiet cup of tea in the secure front yard with plenty of lawn for the kids to explore. Inside, three bedrooms all offer built-in-robies, serviced by a tranquil, timber-clad family bathroom with dual vanity. Additional features include; kitchen with good storage, gas cooking and dishwasher. Heating and air-conditioning with a ceiling fan in the family room and master bedroom, low maintenance backyard, bright entry hall, undercover carport and additional off-street parking in the driveway. Peaceful and positioned for absolute convenience. Walk to the bus, Southland station, Westfield shopping, dining and entertainment. With Cheltenham station, Highett shops, Bay and Charman Road cafe strips close-by. Just a few minutes from Mentone and Beaumaris' beautiful beaches, foreshores and bay walking trail. Stroll to Pennydale park and playground, your choice of Golf courses, Sir William Fry reserve and Olympic Avenue Kindergarten. Zoned for Cheltenham Primary and Secondary with a choice of top schools nearby. For all enquiries please contact Andrew Plousi 0411 799 023 Hodges Mentone.