

**48/310 Warrigal Road, Cheltenham, Vic 3192**



**Sold Townhouse**

Tuesday, 6 February 2024

48/310 Warrigal Road, Cheltenham, Vic 3192

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Kylie Sirianni  
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**\$620,000**

Surrounded by a magnificent private garden this delightful residence presents a perfect fusion of comfort, style, and practicality, this property offers a well-designed space that caters to the modern homeowner's needs including a lock-up garage, complete with a workshop area, providing a versatile space for DIY enthusiasts or additional storage. The larger-than-average garden is a haven for pet-friendly fun and child play, ensuring a secure and enjoyable outdoor environment for all. Newly laid grass turf enhances the outdoor appeal, providing a fresh and inviting atmosphere. The modern kitchen is a focal point, boasting stainless steel appliances and a contemporary design, making it a functional and stylish space for culinary enthusiasts. The bedrooms are generously sized, ensuring ample personal space for residents. Practicality meets luxury with split systems for heating and cooling, offering year-round comfort. This property is versatile, catering to the needs of a young family, a professional couple that enjoys outdoor entertaining, savvy investors, or those looking to downsize without compromising on lifestyle. Its proximity to Southland Shopping Centre, Farm Road Dog Park, buses to the beach, DFO, and Moorabbin Homemaker Centre enhances its appeal. Positioned towards the rear of the block and far from the main road, privacy is paramount. Low body corporate fees, and ample visitors' parking add to the convenience and value of this private oasis. Don't miss the opportunity to call this affordable townhouse your home—a residence that combines modern living with practicality in a sought-after location.\*\* This Auction will be conducted on-site at the property & also online via the GAVL APP on Saturday 2nd of Mar at 12:00 pm\*\*Barry Plant clients have the opportunity to watch, bid and buy on live property auctions. Register through [www.gavl.com.au](http://www.gavl.com.au) and follow the property

link:<https://www.gavl.com/dashboards/propertydetails/H3hVFrRQYJ/48-310-warrigal-road-cheltenham-victoria-3192> To bid you must download the free Gavl App. For more information, please contact Kylie Sirianni on 0402 019 540 and Dean Sirianni on 0400 446 186 from Barry Plant today. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.