

4A Avalon Court, Cheltenham, Vic 3192



Townhouse For Sale

Thursday, 13 June 2024

4A Avalon Court, Cheltenham, Vic 3192

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 332 m2

Type: Townhouse



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\$1,200,000-\$1,300,000

Beautifully constructed, finished and presented, this large-scale standalone residence - on its own 332sqm (approx) block with the lush playing fields of Cheltenham East Primary School at the end of the cul-de-sac - provides various reasons to consider life in Melbourne's most celebrated lifestyle location. Unusually generous interiors, bathed in natural light with all bedrooms on the upper level, and a flexible, cleverly designed layout which includes a 4th bedroom/nursery or study. Functional spaces, quality and simplicity are at the forefront of this unique home. Contemporary design in a crisp white and neutral colour palette; gas ducted heating, evaporative cooling and reverse cycle AC; high ceilings on both levels, Caesarstone surfaces throughout, quality carpets, a double remote garage, home security system, a rainwater tank, solar water heater with gas back-up, double glazed windows (bedrooms), super low-maintenance exteriors with artificial turf front and back and overall an energy efficient design. All three bedrooms are extra-large - two with wall-to-wall robes and the fourth easily functioning as a bedroom or study. The impressive master suite with a full-length walk-in robe and double doors opening to an ensuite with twin vanities. The lovely family bathroom with a bath and a shower, plus a downstairs powder room. Two expansive living zones to spread into on the lower level, along with a dining zone and a stone-top central kitchen with an enormous island bench/breakfast bar, great overhead and under-bench storage, 900mm cooking appliances and a dishwasher. Both living zones open out to the front and rear outdoor areas - an undercover area at the front and a sunny courtyard at the rear, poised to bask in the glorious sunshine any time of day. Surrounded by high, painted fencing and artificial turf, this outdoor area can be as clean and clear as it is right now, or as full, green and luscious as your heart desires - it's waiting for you! Tee off at world-class 'Sandbelt' golf courses; enjoy incredible dining, coffee, entertainment, transport and shopping (Charman Road, Southland, DFO), renowned public and private schools, beaches and picturesque walking/biking trails. An appealing investment or a chance to embrace the unique lifestyle that only Melbourne's bayside can deliver. 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