

**5 Shelford Court, Cheltenham, Vic 3192**



**Sold House**

Monday, 16 October 2023

5 Shelford Court, Cheltenham, Vic 3192

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 589 m2**

**Type: House**

**\$1,100,000**

Snap up your own slice of Cheltenham's sought-after Golden Triangle thanks to this potential-rich, entry-level home - the perfect setting from which to kick-start your property journey. Positioned within a quiet court in a no-thru low-traffic pocket of this ever-popular neighbourhood, the impeccably presented brick home has been freshly painted and is primed for instant enjoyment whilst still brimming with scope to update further and really make it your own. Blessed with glossy hardwood floors which flow seamlessly throughout, the home features a generous lounge with split system, a separate meals area and practical kitchen as well as three robed bedrooms, a centrally positioned bathroom, laundry & separate WC. On a 589sqm (approx.) allotment with a sunny northerly orientation, the great-sized back yard will please families with children and/or pets - it could also be the site of a rear extension down the track or a pool if desired (STCA). As a potential new home site - also subject to council approval - this location is truly hard to beat. With dual zoning for both Cheltenham and Mentone Girls' secondary colleges, and proximity to well-regarded primary schools, kindergartens and childcare centres its appeal to families is undeniable while easy access to transport, shops and parks is simply the icing on the cake. 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