

**5A Waller Court, Cheltenham, Vic 3192**



**Unit For Sale**

Saturday, 13 April 2024

5A Waller Court, Cheltenham, Vic 3192

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 388 m2**

**Type: Unit**



Kevin Chokshi  
0430195517



Elise Russell  
0451197709

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

Proudly elevated above street level and tucked away at the end of a peaceful cul-de-sac, featuring an undercroft double garage and workshop, a fabulous, split-level design with a vaulted raked ceiling and an absolute north-facing courtyard for entertaining. A peaceful haven to come home to and everything you could possibly need just moments from the door, this delightful family home is a sight to behold in the most fabulous of locations - just a few minutes walk from the vibrant Charman Road strip, shops, cafes, amenities and the train station, with Southland shops and Mentone Village at the next stops. Equally as charming internally, the home offers an abundance of living space, ducted heating and split system air-conditioning, vast full-height windows showcasing lovely outdoor views and inviting in loads of sunlight, and a superb layout that blends indoor and outdoor enjoyment. Three generous bedrooms with robes and two bathrooms - the bay-windowed master suite with a walk-in robe and an ensuite - and the main bathroom with a corner spa bath and a shower, a powder room plus a separate open-design laundry off the kitchen. Space that you'll appreciate, the home is perfect for indoor-outdoor living, dining and entertaining, with a spacious split-level lounge room to the front and a separate open plan living, dining and a large, well-appointed kitchen with generous benches including a central island, plenty of storage/drawers, an induction cooktop, wall oven and Miele dishwasher. Retreat outside to the tranquillity of the paved garden courtyard - with lush established gardens and trees creating a space you'll get endless use of - whether it's reading a book, playing cards, a lunchtime catch up with an old friend or entertaining guests. Wrapping up this package is the unbeatable location - an easy walk to buses and train station; Charman Road, Southland and Mentone Seaview village. Cheltenham Park, Sandbelt golf courses; Mentone Beach and the BayTrail, and prized school zoning for Cheltenham Primary, Mentone Girls' & Beaumaris Secondary Colleges. 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