

**6/1-3 Elman Road, Cheltenham, Vic 3192**



**Unit For Sale**

Friday, 19 January 2024

6/1-3 Elman Road, Cheltenham, Vic 3192

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Kevin Chokshi  
0430195517



Miroslava Simkova  
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## **\$550,000-\$580,000 | Private Sale**

Contemporary, comfortable, beautifully renovated interiors leading to an inviting outdoor area, this striking, lovingly transformed home, in a boutique group of 8, is the epitome of the words 'comfort', 'lifestyle', and 'location'. Absolute convenience within moments on foot to Cheltenham Village, the new Cheltenham train station and buses heading in any direction. Around the corner to the library and Stanley Avenue Reserve, close to Southland/DFO, the beach and Bay Trail, and prized school zoning for Cheltenham Primary, Mentone Girls' & Beaumaris Secondary Colleges. The world is at your feet! Modern and contemporary interiors with a long list of tasteful updates and renovations in recent years. Solid timber floorboards and quality carpet throughout, double block-out/privacy blinds, modern paint palette, split system air-conditioning, panel heating in both bedrooms, LED downlights, solar panels, copious storage, and carport parking. Two generous bedrooms with built-in robes - each serviced by the stunning, fully-tiled combined bathroom and laundry with a frameless walk-in shower, stone-top vanity and separate toilet. Spacious, open plan and air-conditioned living/dining zone and a chic white kitchen with quality benches and plenty of storage (loads of drawers!), quality Bosch cooking appliances and a dishwasher. Step outside to find a lovely paved garden courtyard to explore your green thumb in, surrounded by high fences and including a garden shed - there is so much you could do and achieve with this space! An excellent entry into this thriving heart-of Cheltenham pocket for first home buyers, young families, busy professionals, lifestyle seekers or empty nesters, or a ready-to-reward investment in a location brimming with lifestyle appeal. \*\*\*The three car spaces located at the end of our driveway are on common property and not allocated to a specific lot owner. These car spaces are available to residents on a first in basis.\*\* 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