

**6/117 Park Road, Cheltenham, Vic 3192**



**Apartment For Sale**

Thursday, 15 February 2024

6/117 Park Road, Cheltenham, Vic 3192

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Mary Cassar  
0409163881



Sam Hartrick  
0387813894

**\$450,000 to \$495,000**

Sale by Set Date closing Tuesday 12th March @ 5pm Unless Sold PriorIt's all about location with this light & bright apartment which offers a potential-loaded base in a prime position. Situated on the ground floor of a garden group with the expanses of Cheltenham Park directly opposite and the station within a short stroll, this is an easy value-add opportunity perfect for your first renovation project. With leafy outlooks, the home has recently been refreshed with new paint and carpet and features a well-sized lounge with heater leads through to the original kitchen offering a practical footprint. Both of the bedrooms are generous doubles which feature built-in wardrobes, whilst the central bathroom houses a space for a washing machine - undercover parking rounds off the package. An exciting chance to flex your renovation muscles - fit the contemporary kitchen and chic bathroom that suits your style and create a stylish base beachside of the highway. Head out to dinner or drinks in nearby, play a round at renowned golf courses or pop to Southland for retail therapy or a movie, this is a great position that is also just moments from the bay.