

**6/24-26 Devon Street, Cheltenham, Vic 3192**



**Unit For Sale**

Thursday, 11 January 2024

6/24-26 Devon Street, Cheltenham, Vic 3192

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Lauren Chambers  
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**\$600,000-\$660,000**

Nestled within the highly sought-after Golden Triangle, this front unit stands out as an excellent starting point for your property journey or a valuable addition to your investment portfolio. Enjoying a prime location near Follett Road shops, within walking distance of buses, Cheltenham station, and eateries, and just minutes away from Southland and DFO and schools, this home seamlessly combines comfort with convenience. Boasting proximity to Cheltenham East Primary, and in the prized catchment for Mentone Girls' & Parkdale Secondary Colleges. The generously sized open-plan living and dining area effortlessly flows into the well-equipped kitchen, complete with stainless steel appliances and a dishwasher. Double glazing in the living room and kitchen enhances energy efficiency. Step outside through the proper laundry to reveal an inviting alfresco courtyard, with a gate to the front yard, ideal for hosting family and friends. The outdoor space features areas of shade and a sunny entertaining deck. Both bedrooms are generous, furnished with built-in robes and double blinds. The bathroom, separate from the toilet, has been tastefully updated. Equipped with a split system for heating and cooling, the unit ensures comfort throughout the year. Floor-to-ceiling windows gracing every room, a brand new roof, custom-designed security doors at the front and back of the unit and an exclusive driveway providing access to one off-street parking space adds to the property's appeal. Additionally, the residence boasts an outdoor storage room with a second toilet on title. 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