

**6 Jells Road, Cheltenham, Vic 3192**



**House For Sale**

Thursday, 4 April 2024

6 Jells Road, Cheltenham, Vic 3192

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 538 m2**

**Type: House**



Kevin Chokshi  
0430195517



Elise Russell  
0451197709

**\$1,100,000-\$1,200,000**

Showing off fresh, modern renovations, this unusually generous home focuses on open spaces, lots of sunlight and an on-trend colour palette of whites, greys and matte blacks against rich natural elements like the newly resurfaced solid timber floorboards that line underfoot throughout. On a generous 538sqm (approx) block with a wide 15.1m (approx) street frontage, a long side access driveway to a double garage, immaculate gardens and lots of outdoor space to enjoy, this straight and solid red-brick home extends an increasingly rare opportunity to unpack in a comfortable, genuinely affordable home in a highly desirable address. Value-packed and affectionately cared for and maintained over recent years, the home features LED downlights, quality blinds, solid timber flooring, fresh paint, split system air-conditioning in both living zones plus an ambient combustion wood heater. Renovated bathrooms and kitchen, Re-landscaped and mulched gardens, painted concrete, a rainwater tank and solar hot water service. Three generous bedrooms - two with built-in robes and room for robes in the third. Serviced by two stylish new bathrooms with matte-black fittings - a bath and a shower and a separate toilet to the main bathroom, plus a second bathroom at the rear AND a huge laundry that could easily become a master ensuite in the future! A stylishly appointed kitchen is the cornerstone of the home, featuring a quality oven and induction cooktop, recessed rangehood and a dishwasher, generous benches and breakfast bar, and excellent storage... And you'll REALLY appreciate the two super-sized, L-shaped living zones: a 'formal' lounge and dining or potential playroom/4th bedroom, and a casual family and meals at the rear, spilling out to the paved entertaining under a shade sail, and a glorious backyard with plenty of lawn for the kids and pets, established fruit trees and an impressive man-cave for the handyman. In one of Cheltenham's most sought-after pockets, tucked away off the main strip, surrounded by public transport, fantastic shopping at DFO (walking distance), Westfield Southland and various local shopping/dining strips. Minutes on foot to Kingston Heath's playing fields, nature trails, playground and renowned Kingston Heath Golf Course; and school zoning for Cheltenham Secondary College & Kingston Heath Primary. 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