

69 Park Road, Cheltenham, Vic 3192



House For Sale

Friday, 3 May 2024

69 Park Road, Cheltenham, Vic 3192

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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\$1,650,000-\$1,750,000

The pride of one of the most sought-after pockets in Cheltenham - directly opposite the rolling greens of Victoria Golf Course on a 902sqm (approx) block - this stately, "step-back-in-time" brick beauty was an icon in its day, and is equally as impressive today. A circa. 1951 construction, the striking, mostly original home is as solid as the day it was built and features all the charms of its era, alongside various examples of design and craftsmanship that would have been considered cutting-edge at the time. Structural curves fitted with curved-glass windows, art-deco plaster mouldings, a dine-in kitchen booth, stone hearth and a built-in curved-top bar. Comprising three extra-large bedrooms with built-in robes, including an impressive master with a curved corner window and course views. A pristine original bathroom with a bath, a separate shower room, plus a powder room, large laundry and a second toilet. Entertaining is on the menu in what can only be described as a grand front parlour with its curved walls, windows and bar area - a vast bank of full-height glass opening to the stone-paved entertaining terrace, overlooking the front garden and golf course. An open formal dining with a servery into a separate eat-in kitchen and meals with a retro dining booth, opening to the covered rear pergola and generous north-facing backyard, with a double garage/workshop and a full-length side driveway. Herein lies the ultimate opportunity to recreate your ideal family home, renovate, extend and further enhance in your own time. And although it pains us to say it, with the broad shape of its wide 21.3m (approx) street frontage and side laneway access, it's an ideal site for a triplex Development or three independent houses each with its own street frontage and no shared land (STCA) The land is zoned as Bayside Council General Residential Zone One (GRZ1), Design and Development Overlay 2 (DDO2). Opposite Melbourne's famous "Sandbelt" golf clubs including Victoria, Royal Melbourne & Cheltenham Courses; close to Talinga Road Golf Driving Range, world-famous Route 33 cycling circuit and incredible beaches abound. Located between Cheltenham and Pennydale Parks and playgrounds, the Cheltenham shopping strip and train station, and the Concourse. School zoning for Cheltenham Secondary College and Cheltenham Primary, and access to St Bede's, Kilbreda, Mentone Grammar Schools, a selection of Catholic Primary Schools and Olympic Avenue Kindergarten is around the corner. **Please note, plans and permits previously approved by Bayside council for 3 x 2 Storey Townhouses. Please contact us to obtain a copy 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