

**8A Kardinian Avenue, Cheltenham, Vic 3192**

**buxton**

**Sold Townhouse**

Friday, 24 May 2024

8A Kardinian Avenue, Cheltenham, Vic 3192

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Paul Sibley  
0395550622



Amanda Morecroft  
0395550622

**\$1,000,000**

High on presence, big on quality & vast on versatility, this is streetfront lifestyle property that stands out! Eye-catching by design, this architectural two bedroom plus home-office, two bathroom home unfolds beyond a bold facade with a super-smart design to appeal to owner-occupiers, investors and their tenants alike! Cleverly configured with spaces to lounge, dine and step out to entertaining outdoors, this superior streetfront home meets a demanding specification with a prestige appliance kitchen at the heart of living, a fully-tiled designer bathroom on each level, and a clever fitted home-office area with a sunny garden-view ...and an eye to work-life balance! Prestige styled with cool stone benchtops alongside sleek mirror splashbacks (even for the large separate laundry), textural wideboard floors alongside plush charcoal carpets, this designer detailed home features high-end appliances (including a gas-cooktop, and full-size dishwasher), and luxe bathroom fittings (including a 'glass-box' shower and semi-freestanding bath). Ready to rent or enjoy with every appointment already in place, this reverse-cycle air-conditioned and alarmed home is optioned up with 'better-than-new' extras including quality blinds, fitted robes and linen-cupboards. Even established gardens have all the options including entertainers' decking, and two-car parking including an internal-access auto-garage. There's even a handy garden shed! Even the location goes above and beyond in a highly-sought, high-amenity location surrounded by the wide green open-space of Kingston Heath Reserve and prestigious Kingston Heath Golf Club, a walk to handy Kingston Plaza and DFO, and within a minute of Southland and the newly rejuvenated Charman Rd retail and rail precinct ...with bay beaches just beyond! For more information about this high-impact streetfront home contact Paul Sibley at Buxton Hampton East on 0403 325 423