

9/12 Hilda Street, Cheltenham, Vic 3192



Unit For Sale

Wednesday, 17 January 2024

9/12 Hilda Street, Cheltenham, Vic 3192

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 210 m2

Type: Unit



Kevin Chokshi



Miroslava Simkova
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\$670,000-\$720,000

Tucked away in a lovely group of 10 - almost standalone with a great floor design, a large, sun-drenched garden, and a rare, adjoining double garage. Mostly original but pristine, immaculately preserved interiors, you can happily live here and enjoy it all from day one - or, take your time with modern updates or renovations as you please. A great opportunity to jump aboard the property ladder and unpack in something affordable and desirably located - within walking distance to both Mentone & Cheltenham villages and train stations, The Mentone Centre, the beach, foreshore and great Bay Trail. Close to Southland & DFO; some of Melbourne's finest public/private schools, with zoning for Mentone Park Primary, and Mentone Girls' & Parkdale Secondary Colleges. Ducted gas heating, reverse cycle air-conditioning, and timber parquet flooring throughout. A rainwater tank, super generous backyard and large, covered entertaining area. Two oversized bedrooms with robes in each - the impressive master with a split system air-conditioner, a walk-through robe and ensuite access into the pristine original bathroom with a bath and a shower, plus a separate toilet and a laundry off the kitchen. The home is perfect for indoor-outdoor living and entertaining, with large windows reaching across the sunlit, north-facing lounge room, adjoining to the classic meals and original kitchen - presenting a fantastic opportunity to reconfigure it and acquire some additional living space by taking back the laundry and adjoining hallway. Retreat outside to the tranquillity of the L-shaped rear garden with a large pergola offering undercover enjoyment throughout the year. This easy-care courtyard garden is a space you'll get endless use of, and there's so much to inspire your outdoor living aspirations! Immense lifestyle appeal for first-home buyers, young families, downsizers, and savvy investors seeking a unique property that will always demand healthy returns. 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