

**93 Beatrice Street, Cheltenham, Vic 3192**



**House For Sale**

Thursday, 9 November 2023

93 Beatrice Street, Cheltenham, Vic 3192

**Bedrooms: 4**

**Bathrooms: 2**

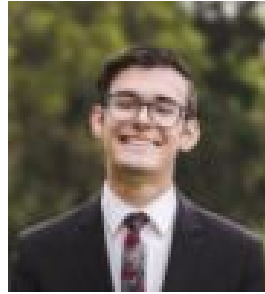
**Parkings: 3**

**Area: 535 m2**

**Type: House**



Angela Limanis  
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Thomas French  
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**\$1,200,000 - \$1,300,000**

Course-side positioning beside the rolling lush greens of one of the world's best golf courses (Kingston Heath), this coveted pocket of cul-de-sacs is a whisper-quiet haven brimming with nature, lifestyle and convenience. Set on a generous, easy-care 535sqm (approx) block with excellent outdoor entertaining amongst lush landscaped gardens, extensive paving, a double carport, a over-sized garage & workshop and a separate studio complete with split system and plumbing that adds an extra passion project or work-from-home element to this fabulous family home! Soaring cathedral ceilings, beautiful timber flooring and plush carpets; split system air-conditioning (x4) and a gas log fireplace; LED downlights, a skylight, solar power with 6.6 kw output and stylish bathroom and laundry renovations. Step into a generous, well-designed and flexible floor plan comprising four generous bedrooms with robes and two stylishly renovated bathrooms - the impressive master suite with a walk-in robe and an ensuite with twin vanities - and the family bathroom with a bath, shower and separate toilet. Two generous living areas: the L-shaped lounge and dining zone with an ambient gas log fire is perfect for the family to relax and unwind, and an equally spacious family room at the rear with built-in office/library storage. A well-equipped kitchen with quality cooking appliances and dishwasher, an appliance hutch, and excellent overhead & under-bench storage. Bi-folding doors create seamless integration with the enticing covered and well-protected entertaining deck where you can dine alfresco surrounded by a lush fernery garden. Kingston Heath Primary School at the end of the street, around the corner from Farm Road Pre-school. Next to Kingston Heath GC and Kingston Heath Reserve, walk to DFO and Moorabbin Airport. This is superb buying for growing families of any age, stage or configuration, wanting to unpack in a home and ease into the relaxed bayside lifestyle. 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