

**107 Beatrice Street, Cheltenham, VIC, 3192**



**House For Sale**

Thursday, 22 August 2024

107 Beatrice Street, Cheltenham, VIC, 3192

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Lauren Chambers

0421450654

## **Family Life By The Course-Side.**

This charming, beautifully preserved brick beauty on a 536sqm (approx.) garden block is brimming with appeal in one of Cheltenham's most popular pockets.

Course-side positioning right on the rolling lush greens of one of the world's best golf courses (Kingston Heath), this coveted pocket of cul-de-sacs in the esteemed 'Baltusrol Estate', is a whisper-quiet haven brimming with nature, lifestyle and convenience.

Immaculate manicured gardens with a huge L-shaped, covered entertaining area amongst thriving greenery, shady mature trees and lawn. Extensive paving, gated side access driveway, a work shed, an aviary and a large rainwater tank each add to this fabulous family home!

Rich with the hallmarks of its original character alongside various updates and all the fundamentals for today, this is a dream buying, investment or development opportunity with so much to love and embrace and various options to explore.

Three generous bedrooms, a neat updated bathroom with a bath and a shower, plus a separate toilet and a laundry. A front lounge room and an adjoining combined dining and functional modern kitchen with stainless steel cooking appliances at the hub.

Gated side access driveway parking for multiple vehicles, a shed for the handyman to tinker about in, a built-in BBQ and excellent undercover entertaining for year-round enjoyment.

It's the home buyer's, investor's, developer's, renovator's or new-home builder's dream come true - a doorway into this thriving bayside location at an affordable. With a 15.6m (approx) street frontage by XX.Xm (approx) deep building canvas to play with, an array of opportunities are there to explore.

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