

**19 Mclvor Street, Cheltenham, Vic 3192**



**House For Sale**

Wednesday, 10 July 2024

**19 Mclvor Street, Cheltenham, Vic 3192**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Andrew Plousi  
0395846500



Vanessa Downey  
0395846500

**\$950,000 - \$1,040,000**

In a prized low-traffic pocket of Cheltenham and surrounded by a blend of pretty period homes and impressive new showpieces, this classic 3-bedroom home presents buyers with an exciting opportunity to make their mark in a sought-after family-focused locale. Refreshed with some practical updates and ready to move into, there is also plenty of scope for you to stamp your own style and really make it your own. Metres to Southland Shopping Centre and situated on a generous allotment with a sun-drenched north-westerly rear, accommodation is impeccably presented and includes an inviting lounge, dining room and a well-equipped kitchen with lots of storage & preparation space and a handy breakfast bar for relaxed family meals. A central bathroom and separate WC service the three extremely generous bedrooms – all with built-in wardrobes. The full laundry is fitted with double cupboards and boasts direct access to the secure child & pet-friendly yard with fruit trees where a freestanding bungalow gives options as a studio/retreat or peacefully positioned work-from-home office space. Reverse-cycle heating, refrigerated cooling, Tasmanian Oak floors, dual blinds, security cameras and considerable amounts of storage are among the home's standout features – individual thermostats in each principal room are a bonus, ensuring family harmony and personalised comfort. A repointed and freshly painted roof is among the recent upgrades – along with landscaped garden beds. Move straight in, consider an extension/renovation to meet your family's needs or possibly start afresh with a brand-new show stopping design (STCA). In the coveted Cheltenham Secondary zone and just footsteps to Our Lady of the Assumption and Cheltenham East primary schools, this enviable address is well-serviced by bus routes and close to various childcare options, cafes and parks for a carefree family lifestyle. For all enquiries please contact Andrew Plousi 0411 799 023 Hodges Mentone. Live Streaming via GAVLHodges clients have the opportunity to watch live property auctions. Register to watch through [www.gavl.com](http://www.gavl.com) or copy & paste the property link: <https://x5u9a.app.goo.gl/8cJDH> To be able to watch online, you must download the free GAVL App.