

**30 Sunray Avenue, Cheltenham, Vic 3192**



**House For Sale**

Tuesday, 23 April 2024

30 Sunray Avenue, Cheltenham, Vic 3192

**Bedrooms: 3**

**Bathrooms: 1**

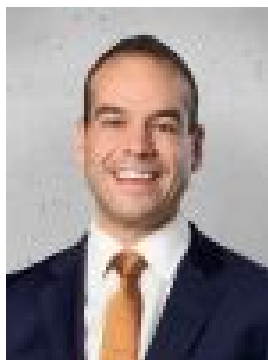
**Parkings: 2**

**Area: 832 m2**

**Type: House**



Mark Pearman  
0418567036



Pandelis Plousi  
0395846500

**\$1,455,000 - \$1,600,000**

Discover the original yet extremely sound build of this classic builder's own weatherboard home that might have had a long history but certainly has a fabulous future. Situated on an almost level 832sqm (approx) of sought-after land, this is one for the renovators, developers or land lovers amongst us. Presenting exciting potential on a firm footing, the accommodation features the expected high ceilings and hardwood floors that will enhance any modern makeover. With a generous lounge and huge dine-in kitchen there are also three generous bedrooms sharing a nostalgic pastel bathroom with separate WC off the laundry. To the rear is a huge family room with ample storage while a lock-up garage is also included. The options are endless when you start to explore. Consider simply updating the interiors then move in or rent out and bank the land for a future extension with a stunning new alfresco area. Subdivide, keep the home and build in the garden or instead start afresh with a luxury new multi-dwelling group that truly capitalises on the land and its dimensions (all STCA). Within moments of Southland and its transport hub, a stroll to Cheltenham East and Our Lady of the Assumption primary schools, this coveted pocket is also near childcare and zoned for Cheltenham Secondary College. For all enquiries please contact Mark Pearman 0418 567 036 Hodges Mentone.