

35 Edward Street, Cheltenham, Vic 3192



House For Sale

Friday, 15 March 2024

35 Edward Street, Cheltenham, Vic 3192

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 671 m2

Type: House



Kevin Chokshi
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Elise Russell
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1,050,000-\$1,150,000

Classic Cheltenham character and charm, this light-filled weatherboard beauty on a huge 670sqm (approx) will capture your heart upon arrival. Picture-perfect amongst thriving gardens with connecting pathways and little garden nooks to sit and enjoy the serenity. Beyond the front door, this gorgeous home pays tribute to all its original beauty, whilst being affectionately brought up to speed with modern inclusions, renovations and a rear extension. Ducted heating, plus split system air conditioning, and TWO ambient open fireplaces! An alarm system, abundant built-in storage, quality drapes, picture rails, polished timber floorboards - and every window presents a glorious garden view. Three generous sized bedrooms, two with built-in robes and the third featuring inbuilt bookshelves and cupboards - each cleverly positioned beside one of the two modern bathrooms. An array of excellent living and dining spaces, each open and flowing to the other: a formal lounge with split system air-con and an open fireplace, separate formal dining, and a rear family living/dining room extension, also with split system air-con and an open fireplace. Each zone connects through wide openings with either the rear decking or front veranda. A stylishly appointed, skylit kitchen at the hub, equipped with 900mm freestanding oven, gas cooktop, a dishwasher, engineered Caesarstone benches/breakfast bar and boundless storage. Impressive decked entertaining elevated over the backyard - and the front veranda in a private front garden with mature trees casting plenty of shade. A huge workshop or potential home studio with three phase power, perfect for hobby enthusiasts or business endeavours. With everything here and so ready to enjoy, this fine residence offers a seamless transition into a premium bayside lifestyle! Located in one of Cheltenham's most sought-after pockets, within an easy walk from the Charman Road strip, Cheltenham Primary, The Mentone Centre and Mentone Village. For families, it's the equivalent of finding the golden ticket of secondary education school zoning, with guaranteed entry into renowned Mentone Girls' and Beaumaris Secondary Colleges! 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