

46 Paul Street, Cheltenham, Vic 3192



House For Sale

Wednesday, 17 April 2024

46 Paul Street, Cheltenham, Vic 3192

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 575 m2

Type: House



Kevin Chokshi
0430195517



Elise Russell
0451197709

\$1,650,000 - \$1,750,000

Nestled on a private and efficiently designed 575 sqm block in the sought-after Pennydale precinct of Cheltenham, this remarkable property offers a versatile living arrangement perfect for growing families. The home features a spacious floor plan with up to five bedrooms, each with wardrobes. These rooms harness a wealth of natural light through large windows, illuminating the core aesthetic and functionality of the home. Elegant renovations have revitalized the original structure, maintaining its foundational charm and character. Upon entry, a striking slate-tiled wall sets a welcoming tone, ideal for decorative greenery. The interior boasts timber flooring, fresh new carpets, a clean paint scheme, and efficient temperature control via ducted gas heating and split system air conditioning, anchored by a cozy open fireplace. Modern conveniences include stone countertops, premium blinds, ceiling-hung sheers, a video intercom, security cameras, a secure carport with an automatic door, and a spacious workshop. The master suite offers seclusion at the rear, featuring a walk-in wardrobe, a sophisticated fully-tiled ensuite, and glass sliding doors that open to the lush, north-facing backyard—ensuring a sunlit space throughout the day, which is highly prized in Melbourne for its warmth and light. The elegant family bathroom efficiently caters to the remaining household. Expansive living and dining areas transition seamlessly into a chef's kitchen, equipped with extensive stone benchtops, a 900mm freestanding oven, gas cooktop, dishwasher, and abundant storage. Outdoor living is a highlight, with multiple options including a secure front yard, a central courtyard, and the large north-facing backyard, which offers a blank canvas to create an ultimate outdoor entertaining area. The home is conveniently located near Pennydale Park, Olympic Avenue Kinder, multiple renowned golf courses, shopping centers, and train stations, not to mention the proximity to stunning beaches and the Bay Trail. This residence truly captures the essence of a family jewel in Pennydale, offering comprehensive features and a prime location. 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