

**6 Hibiscus Avenue, Cheltenham, VIC, 3192**



**House For Sale**

Wednesday, 14 August 2024

6 Hibiscus Avenue, Cheltenham, VIC, 3192

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## **A Family Zoned, Immaculate & Super-Sized Home.**

Traditional family values are the heart of this classic brick beauty. On a square-shaped 578sqm (approx.) CORNER lot in a location surrounded by public transport, healthcare, world-class amenities, parks, golfing and shopping - being within easy walking distance to DFO and Kingston Heath Reserve and golf courses.

This large-scale, mostly original but immaculately maintained and presented home has been loved by just one family since 1966. Rock solid, warm and welcoming with all the fundamentals and every opportunity for you to make it your own.

Incredibly spacious accommodation with gas heating and multiple split system and reverse cycle air-conditioners; multiple updates and loads of storage including under staircase storage, a shed, and an oversized garage/workshop.

Comprising no less than FIVE bedrooms - 3 with large robes and plenty of space in the others to add them. Two lovely bathrooms - the downstairs family bathroom with a bath and a shower, and a Jack & Jill-style bathroom between the two upstairs bedrooms!

Ballroom-sized living and dining comes in the form of the multi-zoned lower level - an enormous games room and a family room, plus an L-shaped lounge and dining room and a separate meals and functional kitchen with a walk-in pantry and a huge adjoining laundry, which you could bite into for a future kitchen renovation!

Stepping outside to a wide undercover entertaining area across the back, all enveloped in an immaculate backyard with plenty of lawn, beautiful gardens and thriving mature trees - a backyard bound to draw you outside time and time again.

Beautiful Hibiscus Avenue Park is at the bend in the road; within minutes drive or an easy walk to public transport, prestige golf courses, DFO and The Mentone Centre; a short bus ride to Charman Road's vibrant shopping/dining, Cheltenham station, Westfield Southland and in the prized school zone for Kingston Heath Primary, and Mentone Girls' and Cheltenham Secondary Colleges.

An excellent opportunity to acquire a genuinely family-sized, very affordable entry into the unstoppable Bayside marketplace - enjoy it now and create your ideal family home over time.

### **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