

**1/40 Herald Street, Cheltenham, VIC, 3192**



**Sold Townhouse**

Thursday, 22 August 2024

1/40 Herald Street, Cheltenham, VIC, 3192

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



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## **The Northern Sunlight Is Such A Delight.**

Exemplifying why Melbourne's charming post-war architecture remains a style still so adored today, this sunlit weatherboard beauty is a darling in this popular heart-of-Cheltenham pocket. Set on a generous 299 (approx) front block of only one other, this renovated home will surprise and delight you.

Just a few minutes on foot to Le Page Park and Le Page Primary School, Cheltenham East Primary and Cheltenham Secondary College plus Westfield Southland, DFO, Cavanagh Street and Charman Road shops, and Cheltenham Station. The rugged natural beauty of Port Phillip Bay, and a lifestyle rich in diversity, culture and opportunity at your fingertips....

Set back behind modern picket fencing and immaculate gardens and lawn, highlighted by its front and rear undercover entertaining areas, as well as its full-height corner windows that fully capture the incredible northern sunlight! This affectionately restored home is rich with original character alongside contemporary style, comfort and convenience.

Polished timber floorboards and plush carpet, and split system air-conditioners to all bedrooms and the living zone; LED downlights, modern roller blinds, excellent built-in storage, a shed, and a single carport.

Three generous bedrooms with large built-in robes and split system air-conditioners in each - serviced by the modern family bathroom with a bath and a shower, a separate toilet and a laundry.

Beautiful front lounge with glass French doors from the entry hallway, and another set opening to the front covered veranda. An adjoining combined meals zone and a modern stone style laminate-bench kitchen equipped with excellent storage, quality cooking appliances and a dishwasher - and both of these areas maximising that glorious northern aspect with full-height corner windows.

Year-round entertaining on your choice of either the front or rear covered alfresco areas in the secure, private gardens, where the kids and pets can roam and play enjoying the north-to-west sunshine.

### **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