

**1/7 Kayden Street, Cheltenham, VIC, 3192**



**Unit For Sale**

Thursday, 22 August 2024

1/7 Kayden Street, Cheltenham, VIC, 3192

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## **Standalone Home with Impressive Converted Garage.**

It's difficult to ascertain exactly where to begin with all the standout features of this superbly transformed stunner. Stretching far beyond the boundaries of 'standard' or 'the norm', this freestanding home steps comfortably into the category of the ultimate over-achiever - complete with a fully-lined converted garage that adds a multi-functional additional living/games or office space!

With all the benefits of a standalone house on its own block, with its own driveway, no shared land and no body corporate - along with the ease, convenience and lifestyle benefits of an easy-care 'lock-up & leave' unit, this feature-rich home is a dream come true. There is also potential to expand or go up a level (STCA).

Contemporary styling and quality detailing throughout, vast banks of sunlit windows with quality blinds and billowy sheers; gas ducted heating and split system air-conditioning; stylish timber flooring throughout, LED lighting - the list truly goes on and on.

Two generous bedrooms with built-in robes, and a sleek, fully-tiled bathroom highlighted by a dual-head shower with a nib shelf, plus a separate laundry and 2nd toilet off the kitchen AND a THIRD toilet and basin outside!

Stylishly appointed kitchen with a suite of excellent storage options and premium quality appliances including an induction cooktop and a dishwasher; on-trend brass tapware and a finger-tile splashback.

A spacious adjoining air-conditioned living room in addition to the very functional converted garage for business or leisure, and a spectacular north facing rear courtyard, which is fully paved, fenced and gated - and of a size rarely found in similar properties.

Enviably located opposite Le Page Park ovals, tennis courts, a field's distance from Le Page Primary and a short walk to Cheltenham Secondary (catchment zone). Bernard and Cavanagh Street shops; Waves Leisure Centre, Westfield Southland, DFO, Charman Road, Cheltenham station, Sandbelt golf courses, the beach and the great Bay Trail.

From the warm, sunlit interiors to the inviting outdoor spaces, and easy-care landscaped gardens, seldom do we see properties so spacious, bright and beautifully finished.

### **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