

**2/24 Devon Street, Cheltenham, Vic 3192**



**Unit For Sale**

Thursday, 11 April 2024

2/24 Devon Street, Cheltenham, Vic 3192

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Lauren Chambers  
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**\$630,000-\$680,000**

Nestled within the sought after 'Golden Triangle', this lovely home is only one of 6 units and is a rare gem in one of Cheltenham's most coveted streets, renowned for its prime location and access to a huge range of amenities. Ideal for couples and young families looking to enter the property market, empty nesters seeking to downsize and simplify their lifestyle, as well as investors aiming to capitalize on the potential for long-term returns. With garden views from each window, this property showcases a sophisticated blend of modern design elements and timeless mid-century charm. Generous living/dining areas flow seamlessly into the spacious kitchen, boasting ample storage, bench space, and stainless steel appliances. The kitchen leads into a full laundry space, offering additional storage and amenity. The home features two generous sized bedrooms with built-in robes, a fresh bathroom with shower recess and separate bath and vanity. A separate toilet provides both privacy and convenience. Step out into the private, sunny courtyard with garden beds all around its perimeter. Outside, a single carport with shed storage offers convenient and secure gate access to the courtyard, providing effortless parking and storage solutions for residents. Complemented by floor to ceiling windows throughout, loads of natural light, new split system for heating and cooling, panel heaters in each bedroom, security doors front and rear and modern lighting fixtures. In Cheltenham's most desirable neighbourhood, this 'Golden Triangle' property is just minutes on foot to Cheltenham Station and the bustling Charman Road shopping, dining and cafe strip. Close to buses, Westfield Southland, DFO, The Mentone Centre, a selection of championship golf courses, glorious beaches, the Bay Trail, and within the prized catchment for Cheltenham East Primary and Mentone Girls' & Parkdale 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