

**9/8 Argus St, Cheltenham, VIC, 3192**



**Sold Unit**

Thursday, 22 August 2024

9/8 Argus St, Cheltenham, VIC, 3192

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## **A Gem In Lifestyle & Location.**

There's good reason why homes in this fantastic group are so tightly held. In terms of location, it'd be a stretch to find one better, but location alone is not the only way this treasure excels. It's the style, comfort and the excellent use of space that will impress you, too.

This location offers easy access to Westfield Southland and the Southland bus junction, both just a short walk away. You can also walk to Waves Leisure Centre, Le Page Park, the Charman Road strip, as well as Cheltenham and Southland stations. Everything this vibrant metropolis-meets-coastal area has to offer is right at your doorstep

Comfort, lifestyle and convenience into one beautifully wrapped package, this stylish home boasts an attached single carport plus additional driveway parking, and gated access to a fully covered courtyard entertaining under an as-new patio.

Stylishly renovated interiors with various updates and comforts added along the way; solid timber floorboards underfoot and quality carpet to the bedrooms, a modern paint palette, split system air-conditioners to the living and main bedroom, and ceiling fans throughout, great storage including a custom recessed display/bookshelf, LED downlights, and more.

Two bedrooms with generous robes and ceiling fans - the main with split system air-conditioning - both within easy reach of the modern combined bathroom and laundry (separate toilet) with a large vanity storage unit and a curved-glass shower.

The heart of the home is the open-plan living and dining with split system air-conditioning and plenty of room to relax and unwind. A well-appointed kitchen with generous benches and plenty of storage, quality stainless steel oven, gas cooktop and a dishwasher.

Flow out to the fabulous outdoor entertaining, complete with perspex inserts to the patio allowing lots of sunlight to filter through, high fences and privacy screens and lots of year-round weather protection! The imagination runs wild with ways to explore your green thumb to add a splash of colour to this wonderful, easy-care outdoor setting!

Immense appeal for first-home buyers, young families, downsizers and savvy investors seeking a great property in a location that will always demand healthy returns.

### **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