

**Unit 11/1321 Nepean Highway, Cheltenham, VIC,
3192**



Sold Unit

Thursday, 22 August 2024

Unit 11/1321 Nepean Highway, Cheltenham, VIC, 3192

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit

Driveway Access Via Devon Street

Conveniently accessed via Devon Street and set well back from the road in a quiet and neatly maintained group, this sun-filled haven presents an exciting opportunity for young home buyers, investors and even downsizers - all in a location to love. An easy walk to Charman Road and Cheltenham station and a little bit further to Southland, this really is the perfect proposition for anyone chasing a carefree lifestyle.

Spanning a single well-laid-out level and oriented to capture glorious northerly sunshine through its welcoming interiors, the home features a generous lounge/dining area, a well-equipped kitchen with gas cooktop plus a relaxed meals area with access to the private easy-to-maintain courtyard.

Freshly painted and showcasing plush new carpeting throughout, the home also features two robed bedrooms, a bright bathroom, separate WC and full laundry while practicalities include brand new ducted heating/cooling, shade & privacy blinds, external blinds and a double garage. There is also pedestrian access directly to Nepean Highway.

This Golden Triangle address is close to Cheltenham and Our Lady of the Assumption primary schools, is well-serviced by bus routes and is in the prized catchment areas for Mentone Girls' and Cheltenham 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