

**3/2 Tilley Street, Cheltenham, Vic 3192**

**Lewin**

**Villa For Sale**

Wednesday, 27 March 2024

3/2 Tilley Street, Cheltenham, Vic 3192

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**



Lesley Kilby  
0428277263



Brian Lewin

**\$830,000 to \$870,000**

Fabulously open plan and flushed with natural light, this spacious unit delivers a sought-after floorplan in a highly desired neighbourhood. Trumping its rivals with the inclusion of a coveted third bedroom, it is tucked away in a well-maintained group of just four owner-occupied homes. Beautifully cared for, the accommodation features an oversized living room which flows through to the generous entertaining area comprising a dining zone for get-togethers with loved ones along with a sparkling kitchen boasting quality appliances including a Smeg dishwasher. Out from here, a sheltered alfresco patio provides more space to welcome guests, while each of the three bedrooms are peaceful & welcoming and include a master with semi-ensuite access to the home's bright full bathroom. Ample wardrobing and ceiling fans in all bedrooms are a brilliant highlight as are the second WC and laundry leading out to the yard. Rounding off a perfect first home, investment or empty nest, the home offers ducted heating and a split system plus an auto garage and access to additional off-street parking. Within an easy walk of bus stops, local shops & cafes and a quick trip to Southland & DFO, this pristine opportunity is near Cheltenham East Primary School & quality childcare and in the zones for Mentone Girls' & Cheltenham secondary colleges.