

SOLD



28 Elliott St, Cheltenham



## Relaxed Indoor/Outdoor Entertainer in Dream Location

Peacefully positioned in a notable family-friendly neighbourhood, this free-flowing 3 to 4 bedroom home effortlessly combines the contemporary comforts of open-plan living and dining with instantly inviting outdoor spaces.

Upon entry, a large timber deck makes excellent use of the block's north-facing frontage. Framed by an established palm tree and screened behind a large brick fence, this private and welcoming space has been cleverly configured to accentuate natural light and is the perfect spot for entertaining or dining.

The home's interior reveals itself in a most impressive fashion, flowing through a pair of French doors under soaring ceilings. A spacious open-plan living and dining area complements a chic stone-topped kitchen showcasing Bosch and Smeg appliances.

A large study could be converted to a fourth bedroom with ease, while the current 3 bedrooms are all roomy and offer access to the outdoor deck, either at the front or rear. The main bedroom comes complete with a handy, skylit en suite.

The floorplan has been designed to enhance circulation between

4 2 2

Price SOLD for  
\$1,165,000  
Property Type Residential  
Property ID 884

### Agent Details

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indoors and out featuring an opportunity to entertain family and friends at any time of the day. With this in mind, the rear of the home is also flanked by a timber deck, featuring an enticing, built-in sunken spa.

The low-maintenance rear yard and garden is ideal for a growing family, anchored by a majestic ghost gum, while an enchanting fernery runs alongside the perimeter. A pair of large garden sheds complete the picture on a substantial 595sqm (approx.) block.

Additional features include a luxurious bathroom with a full-size bath, a convenient concealed laundry, LED downlighting and Holland blinds throughout, heating and cooling, fully wired surround-sound, and off-street parking for two cars.

In the heart of Cheltenham's Golden Triangle, take advantage of Mentone Girls' and Parkdale Secondary zones, the colourful playground of Elliott Street Reserve, an easy 20 minute walk to Cheltenham Station and Primary School, and Southland and Mentone Beach within reach. Enjoy privileged family living without compromise and inspect today!

- \* 3 large bedrooms with BIR with all providing access to outdoor deck, main with skylit en suite

- \* Large study with integrated shelving, option to use as a 4th bedroom

- \* Super-sized open-plan living and dining

- \* Deluxe stone-topped kitchen with high-end Smeg oven and Bosch dishwasher

- \* Luxury bathroom featuring bath and separate shower

- \* Entertainers' front and rear timber deck with built-in, sunken spa

- \* Concealed European-style laundry

- \* LED downlighting and Holland blinds throughout

- \* High corniced ceilings

- \* Split-system heating and cooling

- \* Fully wired and zoned surround-sound speaker system

- \* Integrated storage solutions

- \* Chic tiling, plush carpeting

- \* Private brick front fence

- \* Off-street car parking

- \* Easy-care, landscaped yard and garden, perfect for a growing

family

\* Well-established fernery

\* 2 large garden sheds/workshops

\* Moments from schools, shopping, transport, parkland, beach

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

