



### 35 Kardinian Avenue CHELTENHAM VIC

3 1 2

Family sized proportions, polished floors, this 3 bedroom home is sure to impress. Located on a quiet side street of Cheltenham and walking distance to a plethora of parks including Blackburn Drive Reserve and Kingston Heath Reserve, the family will love living here. Within close proximity to the DFO, Aldi and Southland Shopping Centre and with Kingston Heath Primary School a short stroll away, this is a location that has something for everyone.

The home features:

- Three bedrooms, all with built-in-robos
- Oversized lounge room with formal dining zone
- Separate meals area
- Entertainer's pergola
- Central bathroom with separate toilet
- Ducted heating throughout
- Split system heating and cooling in the lounge room
- Single lock up garage with plenty of driveway car space

Cheltenham: This bayside suburb offers all that could be wanted by a young family. Schools are a major focus of the area with plenty of choice in pre, primary and secondary schools. The area is also well serviced by public transport with plenty of buses and Cheltenham train station. Southland shopping centre is also centrally located and

**View :** <https://www.lewinrealestate.com.au/lease/vic/bayside/cheltenham/residential/house/6312341>



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