



**3/11 Jellicoe Street CHELTENHAM VIC**

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The old adage of "Location Location Location?" certainly springs to mind at this contemporary townhouse so close to every conceivable amenity. Offering the epitome of low maintenance living that will call out to busy young buyers plus a stress-free proposition for investors, the appealing home is just steps to Southland's entertainment and retail hub, while healthcare and transport options are also readily on-hand.

Set towards the rear of a stylish group, the accommodation is flushed with natural light and offers truly smart surrounds for your new lifestyle. Featuring wide-board oak floors through the open plan living and dining zone, there is also a stone-topped kitchen that has been equipped with sleek stainless steel appliances. Extending the living space further is an easy-care courtyard ideal for relaxed BBQs with friends, whilst a second alfresco area on the upper level is a private & peaceful spot to soak up the sun.

Flanking an upstairs retreat/study, the two inviting bedrooms both offer fitted robes and share a bright bathroom, an additional powder room is a convenient inclusion, while a full laundry with shopper's entry to the garage, split system heating/cooling and a water tank round off a tempting proposition.

**Price** : \$ 750,000

**View** : <https://www.lewinrealestate.com.au/sale/vic/bayside/cheltenham/residential/townhouse/6391251>



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FIRST FLOOR



GROUND FLOOR



**Lewin**  
real estate

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CHELTENHAM**

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NB: ALL DIMENSIONS STATED ARE APPROXIMATE ONLY  
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