






### 111 Herald Street CHELTENHAM VIC

3  2  2 

Presented in its neat original condition, this classic family home on an enviable corner block of 532.5 m<sup>2</sup>. A family friendly location, this home is zoned for Cheltenham Secondary College and within walking distance to Le Page Primary and Friendship Square Childcare.

**Land Size** : 533 sqm  
**View** : <https://www.lewinrealestate.com.au/lease/vic/bayside/cheltenham/residential/house/6645670>

A dual-living residency with a spacious formal lounge and a separate open plan family, dining and kitchen area. Ducted heating and cooling, together with a split system unit comfortably services this open space for year-round comfort. A utility zone effortlessly tucks away the main bathroom, a separate WC and laundry.

There are 3 bedrooms, each with built in robes, with the master featuring a private ensuite. The rear bedroom has an entry from the outside and can be used as flexible space for a teenager's retreat or guest suite.

Entertain your family & friends comfortably with the sizable undercover pergola & backyard. Securely park in the double garage, organise tools and equipment in the shed, and enjoy the functionality of this well considered home.

For the coffee connoisseur, Franks Caf? delivers daily caffeine joy right at your doorstep, helping to fuel morning swims at Waves Leisure Centre, or your next 19 holes at