



### 34 Eunice Drive CHELTENHAM VIC

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Presenting the ideal family setting across two substantial levels, this up to six bedroom home is brilliantly positioned in Cheltenham's sought-after Farm Road precinct where neighbours are friendly and the living is easy!

Close to a fabulous array of essential and lifestyle amenities, this beautifully maintained home features a choice of living areas upstairs and down along with an impressive alfresco setting with plenty of space to relax, dine and entertain.

The home's flexible floorplan can be easily adapted to suit individual needs and offers at least five bedrooms & a peacefully positioned home office or, alternatively, six bedrooms - perfect for larger families!

Among the home's standout features are a huge entertainers' kitchen with butler's pantry/laundry, a tranquil master with spa ensuite, ducted heating, gas fireplace, split system heating/cooling, an updated family bathroom, ground floor bedroom with ensuite (great for guests) plus a secure carport and off-street parking.

In the prized Cheltenham Secondary zone and just a short drive to Mentone's elite private schooling options, the home is also close to Kingston Heath Primary School, Farm Road Preschool, bus stops, parks, recreation and a choice of

**Price** : \$ 1,516,000

**View** : <https://www.lewinrealestate.com.au/sale/vic/bayside/cheltenham/residential/house/6882108>



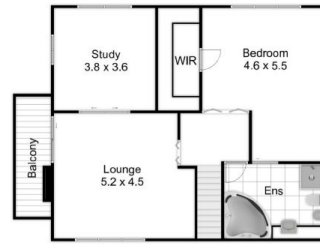
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Ground Floor/Site Plan



First Floor



34 Eunice Drive  
Cheltenham

This floorplan is a sketch. All data shown is general only.  
NB: All dimensions stated are approximate only  
and should not be taken as definite.