



**13 Mena Avenue CHELTENHAM VIC**

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Delivering spacious accommodation across one flexible and easily adaptable level, this 4-bedroom, 2-bathroom home is positioned within a prized family-friendly neighbourhood close to schools, transport and a choice of popular shopping destinations.

Set amongst established gardens on an allotment of 590 sqm, the home features a formal lounge with cosy gas fireplace, a separate dining room, central skylit kitchen with Smeg freestanding oven plus a rear family room with direct access to the decked alfresco area. Providing handy accommodation for guests or extended family members, an ensuited bedroom and sitting room with kitchenette is separately zoned for optimum privacy and quietude; three additional bedrooms are also offered along with a bright main bathroom.

Enhanced by glossy hardwood floors which flow seamlessly throughout, the home boasts ducted heating, split system heating/cooling, a study, full laundry and copious amounts of storage. Enjoy as is, update to suit your family's needs or simply start again with a clean slate! (STCA)

Zoned for Cheltenham and Mentone Girls' secondary colleges and within a stroll of Cheltenham East Primary

**Price** : \$ 1,280,000

**View** : <https://www.lewinrealestate.com.au/sale/vic/bayside/cheltenham/residential/house/7815286>



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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.