



22 Cheltenham Road Cheltenham, NSW

5

2

2

### Iconic Cheltenham residence, double-brick, 1,075sqm level corner block

A period sanctuary steeped in grace and refinement, 'Mt Pleasant', circa 1940's, sits proudly on a vast 1,075sqm level corner block on the high side with no easements. Unequivocally iconic, it retains its character and elegance, generously proportioned interiors, and refined quality throughout. A captivating vision in Cheltenham's most sought-after enclave, it's steps to Cheltenham Station, Recreation Club and Cheltenham Girls High.

- Solid double brick construction, expertly built by the renowned Chorley family
- Grand formal lounge room, and large enclosed sunroom with a leafy outlook
- Pleasant kitchen with gas cooktop, wall oven, garden views and meals area
- Spacious bedrooms, two set on the ground floor; ample storage throughout
- Elegant bathroom with bath, two ground floor toilets, plus upstairs bathroom
- Charming steeply pitched roof complemented by impressive soaring ceilings
- Gorgeous Tasmanian Oak flooring, with stunning timber accents throughout
- Expansive front and back lawns, level backyard with an established garden

**Price:** Contact Agent

**Council Rates:** \$750.90 p/q

**Water Rates:** \$172.79 p/q



**Kevin Dearlove**

0403 338 302



**Leo Li**

0404 917 188

# 22 Cheltenham Road, Cheltenham

5 2.5 2 245m<sup>2</sup> 1075m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR



SITE PLAN

THIS IS AN ARTIST'S IMPRESSION - ALL DIMENSIONS, LAYOUTS AND TREES ARE APPROXIMATE  
ALL INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES

