



10 Argyll Place Cheltenham, NSW

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### Idyllic serenity

Located on the eastern side of Cheltenham oozing 1960's charm and 2020's appeal this little beauty is the ideal entry level home for those wanting to break into this esteemed locale. Pairing laidback comfort with modern versatility this practical single level home is move in ready and lends itself to many options for future gain.

Every room benefits from the picturesque surrounds and abundance of natural light. Entertain your family and friends on the expansive deck and relish in the gorgeous bush surrounds. Convenience is secured with renowned local schools and transport at your fingertips. Don't let this rare opportunity pass you by.

- 897.9m2 block in a delightful, whisper quiet & convenient cul-de-sac
- Spacious light filled living flows to the rear yard with tranquil bush backdrop
- Bright modern kitchen with stone bench tops, pantry & 'Miele' appliances
- 2nd living domain with dedicated study area or utilise as a 4th bedroom
- Spacious master & 2 additional bedrooms with built in robes
- Entertainers rear deck privately encased by the surrounding green scape

**Inspect:** Saturday, 21st September 2024 3:00 - 3:30  
Wednesday, 25th September 2024 1:00 - 1:30

**Auction:** 12/10/2024 09:00 am

**Price:** Auction Guide: \$1,800,000  
**Council Rates:** \$657.20 p/q  
**Water Rates:** \$172.79 p/q



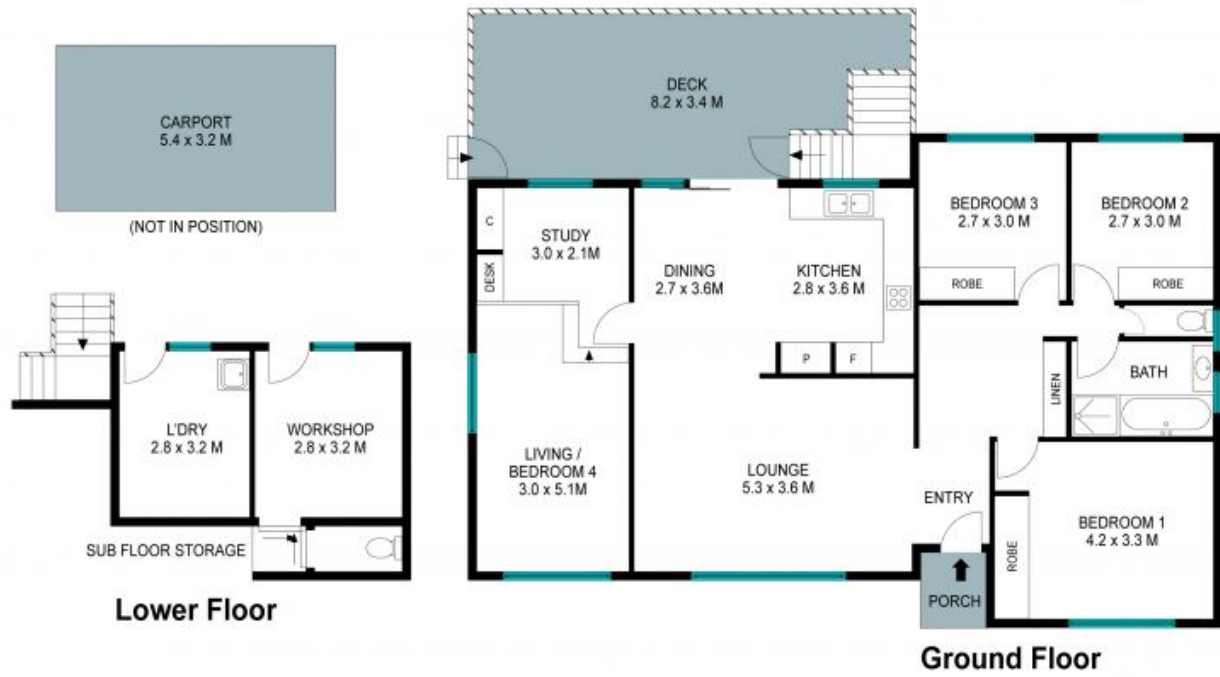
**Jane Booty**

0412 207 452



**Viviane Mylott**

0438 983 615



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.