



**25 Olympic Avenue, Cheltenham**

**A Brilliant Bayside Land Bonanza**

908sqm approx., this north-facing property is available for the first time in over 65 years. In the sought-after golf course precinct with an abundance of potential, the vintage 3 bedroom timber home is ready to move over to make room for a luxury new home or development site, (STCA) with its 18.4m approx. frontage.

The early 1950s gabled weatherboard cottage is unrenovated. Original details include handcrafted timber fittings and polished floorboards. Featuring an L-shaped hallway with study area, a large main bedroom (BIRs), 2nd bedroom with adjoining sleepout (BIRs), north facing lounge, retro kitchen/meals, classic bathroom and a laundry/utility room with separate toilet. The deep rear garden is home to numerous outbuildings including a bungalow with bathroom on the rear south boundary.

A rare and golden opportunity in a quiet street, footsteps to the delightful Pennydale Park and kindergarten, excellent range of schools and local sporting facilities; within a stone's throw of the renowned Sand Belt golf courses - Victoria, Royal Melbourne, Cheltenham and Sandringham - and Cheltenham Park. Both the new Southland rail station and Cheltenham station are close, with connecting bus services. Great shopping choice is offered in Charman Road village and at Southland. Nearby beaches and cafes invite perfect relaxation.

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 908 sqm

**Private Sale \$1.6M - \$1.7M**


ID# 11994100096

**Open for Inspection**

Sat 17 Feb, 11:30am - 12:00pm

 Chris Koutoumas

**Chris Koutoumas**  
0419 547 696

 Rose Koutoumas

**Rose Koutoumas**  
0407 034 657

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