

LJ Hooker

SOLD



23 Herbert Street,  
Cheltenham

## Cheltenham, 23 Herbert Street

### Heritage Elegance with Character Upgrades

Discover the perfect balance of timeless character and modern functionality in this exquisite 1910-built home, thoughtfully renovated to suit contemporary living. Nestled on a substantial 1,316sqm (approx.) allotment, 16m frontage (approx) this property offers exceptional space, charm, and practicality, making it a truly rare find.

Step inside to be greeted by soaring lofty ceilings, intricate decorative cornices, and stunning ceiling roses that evoke a sense of grandeur. Every detail of this residence reflects its heritage origins while seamlessly incorporating modern conveniences for today's lifestyle.

#### Key Features:

- \* Open-plan family living, kitchen with solid timber cupboards, quality Miele appliances
- \* Formal living room, feature fireplace
- \* Four spacious bedrooms all with decorative fireplaces, split system airconditioners



**For Sale**  
Contact Agent

**View**  
[l.jhooker.com.au/4Z26FE8](https://l.jhooker.com.au/4Z26FE8)

**Contact**  
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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**(08) 8347 3666**

- \* Two Heritage style bathrooms, blending style and practicality for household comfort.
- \* Expansive and versatile outdoor entertaining areas, perfect for gatherings.
- \* 6.9kW solar system
- \* 30,000L of rainwater storage plumbed to the home.
- \* Lock-up drive-through garaging for three cars, a large garage/workshop, and two garden sheds.
- \* Generous 1,316sqm (approx.) block with endless potential for landscaping, play areas, or even a pool.

Situated in the heart of Cheltenham, this residence offers convenience and lifestyle in equal measure. Enjoy close proximity to quality schools, local parks, and bustling shopping precincts, with Adelaide's stunning beaches and the CBD just a short commute away.

Whether entertaining at home or exploring the vibrant surrounds, this location delivers it all.

This property is a true gem that combines character, comfort, and functionality in one stunning package. Don't miss the opportunity to make this magnificent home yours.

Inspection is highly recommended

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

More About this Property

Property ID	4Z26FE8
Property Type	House
Land Area	1316 m2
Including	Air Conditioning Toilets (2) Fire Place Courtyard Secure Parking Solar Panels Liveability

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APPROXIMATE ESTIMATED AREA

Living	210.8
Verandah's	156.5
Carport	51.0
<b>TOTAL</b>	<b>418.3 sqm. app.</b>

