



5/26 Camelia Grove, Cheltenham

## Low-Maintenance Living in a Prime Cheltenham Location

Perfectly positioned in a quiet and convenient pocket of Cheltenham, this beautifully maintained residence offers comfort, practicality, and outstanding lifestyle appeal - making it the ideal choice for investors, couples, downsizers, or those seeking easy living on their own.

Designed for effortless living, the home features split system heating and cooling in the spacious living area as well as both bedrooms, ensuring year-round comfort throughout every season.

### Property Features:

- Two well-sized bedrooms with built-in storage
- Split system heating and cooling in the living area and both bedrooms
- Light-filled and functional layout
- Well-maintained interiors with low-maintenance appeal
- Comfortable living and dining zone
- Practical kitchen with ample storage and workspace
- Ideal opportunity for first home buyers, investors, downsizers, or professionals
- Peaceful and private setting

Superbly Located Close to Every Convenience:

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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**FOR SALE**  
\$630,000 to \$670,000

**VIEW**  
Sat 13th Jun @ 10:00AM - 10:20AM

**AGENTS**  
Mahdi Tawakoli  
0480 116 248  
Mahdi.dandenong@ljhooker.com.au

**AGENCY**  
LJ Hooker Dandenong City | Berwick  
(03) 9877 9750

 **LJ Hooker**

- Minutes to Southland Shopping Centre
- Close to Cheltenham Train Station for easy city commuting
- Easy access to Nepean Highway and Bay Road
- Nearby Cheltenham Secondary College and local primary schools
- Surrounded by cafes, restaurants, and everyday shopping options
- Close to beautiful parklands, walking tracks, and recreational facilities
- Short drive to Mentone Beach and Bayside lifestyle attractions
- Convenient access to Charman Road shopping precinct and DFO Moorabbin

Offering an unbeatable combination of location, comfort, and low-maintenance living, this is a fantastic opportunity to secure a quality property in one of Cheltenham's most sought-after pockets.

An excellent lifestyle or investment opportunity not to be missed.

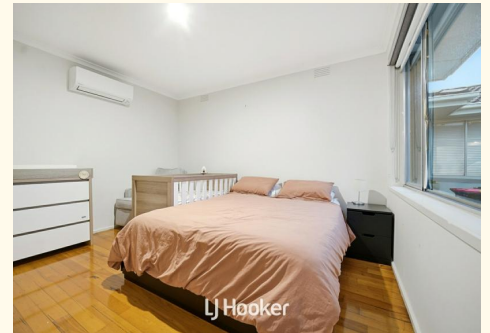
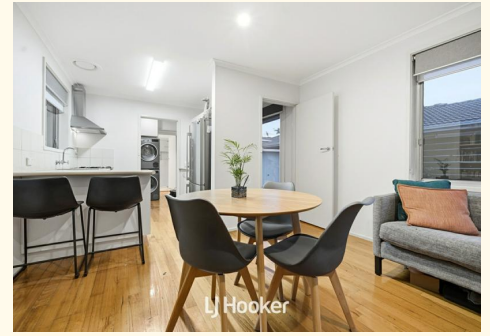
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## MORE DETAILS

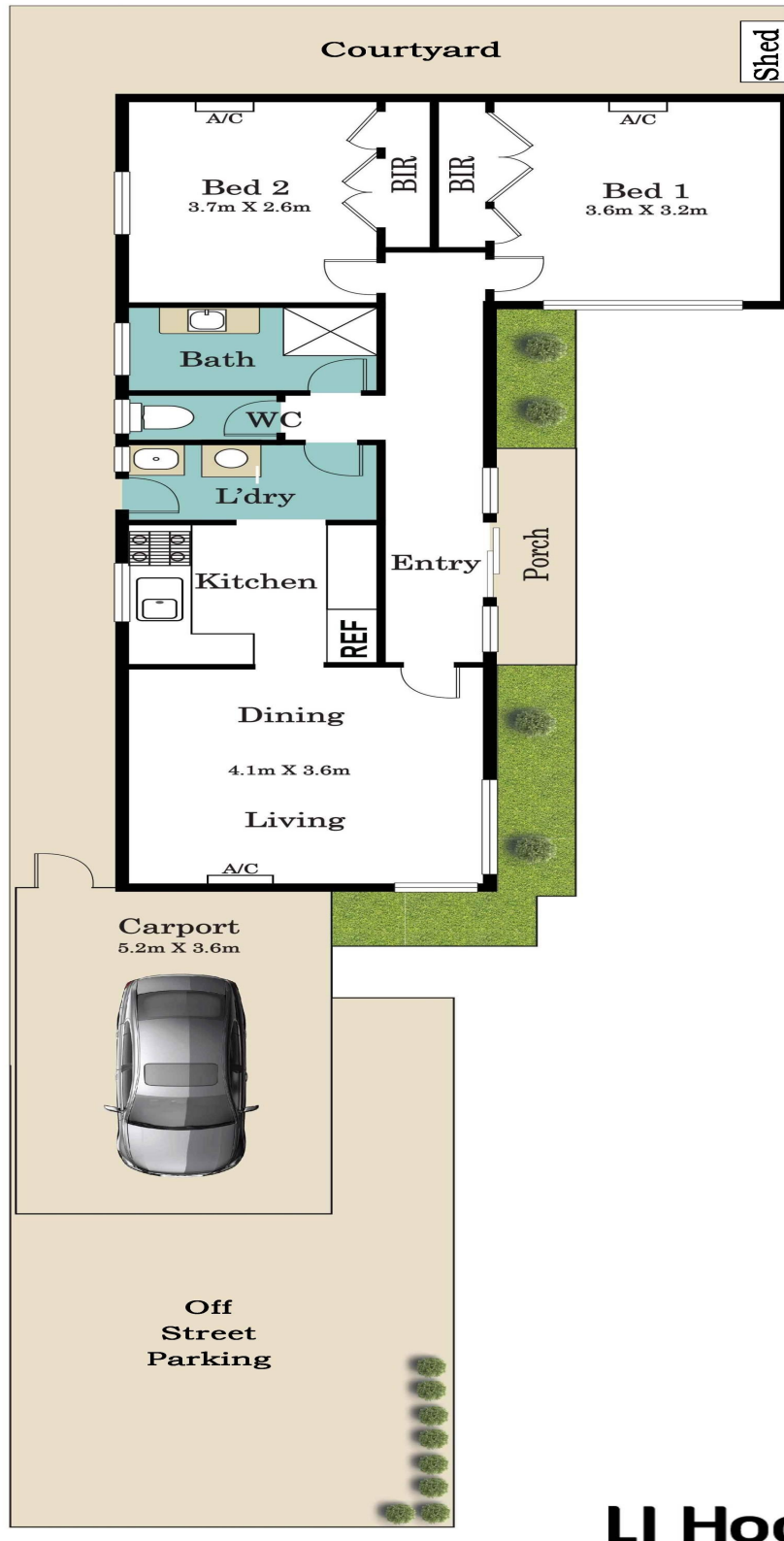
Property ID                   A15HWR  
Property Type               Unit

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**LJ Hooker Dandenong City | Berwick (03) 9877 9750**  
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# Floor Plan



**LJ Hooker**

## Unit 5/26 Camelia Grove, Cheltenham

\* Dimensions are approximate and for illustrative purposes only

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