



45 Cheltenham Road Cheltenham, NSW

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### Unlimited potential on level 1,256sqm block in prestigious Cheltenham Rd

Increasingly rare in a prime and idyllic location, this three-bedroom classic is a standout opportunity for both its incredible renovation or redevelopment potential (STCA). Situated on a park-like, level 1,256sqm rectangular block with no easements, this tightly held family retreat is coming onto the market for the first time in 66 years. It's set in the prized catchments for Beecroft Public School, Cheltenham Girls, Epping Boys and Pennant Hills High.

**Price:** \$2,910,000  
**Council Rates:** \$764.00 p/q

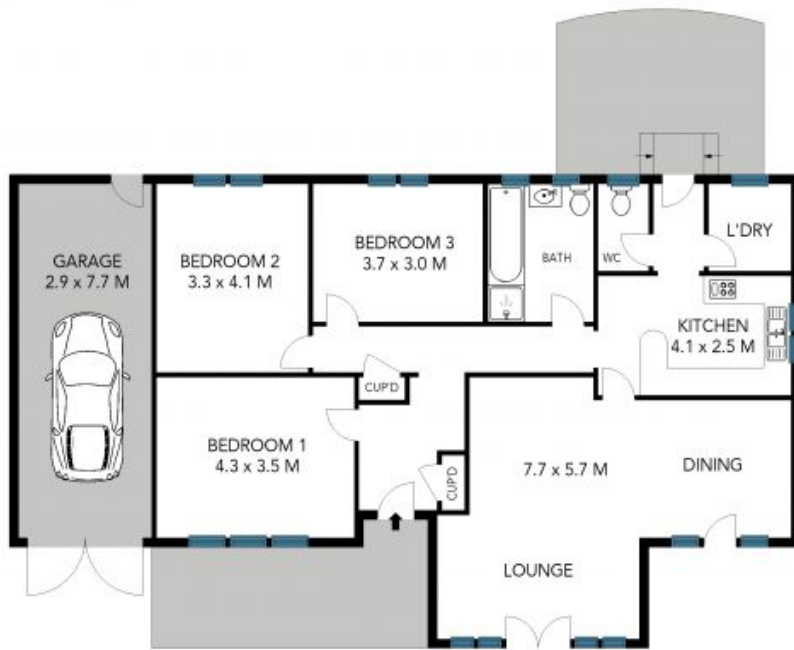


**Kevin Dearlove**

0403 338 302

45 Cheltenham Road  
Cheltenham

STONE



Land Size: 1256sqm  
Internal Size: 138sqm

SITE PLAN

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.