

**1 Hillside Avenue, Bentleigh, Vic 3204**



**House For Sale**

Wednesday, 7 February 2024

**1 Hillside Avenue, Bentleigh, Vic 3204**

**Bedrooms: 5**

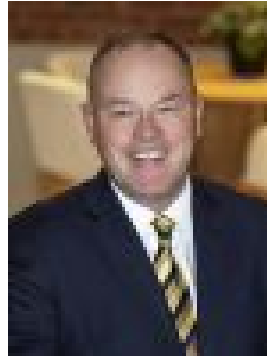
**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Simone Chin  
0403857266



Russ Enticott  
0431526636

**\$2,300,000**

Fast Five Why? A thoughtful renovation is the cornerstone of this spacious 5 bedroom home in a peaceful Bentleigh pocket. Offering so much more than initially meets the eye, glide through a seamless range of shared and secluded spaces, while a large alfresco zone is positioned to attract the all-day warmth of northern sunlight. This is easy living with style, quality and indoor/outdoor luxury at the forefront. What? This stunning showcase of single-level elegance uses space effectively with designated rooms for both formal living and dining. Roomy open-plan living and dining adjoins a granite-finished kitchen boasting high-performing Bosch and Fisher and Paykel appliances, ample storage and an inviting breakfast bar. Extend the luxury living outdoors on a vast north-facing terrace, framed by a low-upkeep garden, lush lawn and private perimeter, while a rear verandah is the ideal spot to while away a Sunday afternoon with a good book. All bedrooms are generously sized, privately staged and filled with light, serviced by a perfect pair of bathrooms. Recently painted with freshly sanded Tasmanian oak flooring underfoot, comprehensive features include a versatile studio, concealed laundry, extensive heating and refrigerated cooling, exquisite period features, a large storeroom plus substantial storage solutions, solar panelling, rain water tank, and multiple off-street parking opportunities on an impressive 697sqm (approx.) block. Inspect today! Where? Zoned for Brighton Secondary College and Bentleigh West Primary. So close to lively Patterson Village with its popular selection of cafes, boutique shopping and Zone 1 trains, and enjoy a short walk to Victory and Dendy Parks. Close to OLSH College, Centre Road rail, retail and restaurants. Further afield, catch a local bus to Middle Brighton and a bay beach, Southland and Monash University. When? This supersized sanctuary is prepared for Auction on Saturday 2nd March at 10.30am. Astute buyers will need to act decisively! How? Call Simone Chin on 0403 857 266 today.