

# 1 Railway Crescent, Bentleigh, Vic 3204

**buxton**

## House For Sale

Saturday, 23 December 2023

1 Railway Crescent, Bentleigh, Vic 3204

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Adam Gillon  
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Simon Wood  
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**\$1,300,000 - \$1,375,000**

Bentleigh's best family value comes with big accommodation, wide presence and a highly-sought position within a walk of stations, shops, parks and schools! Offering outstanding four bedroom, 2.5 bathroom living, this accommodating home offers more than great family value, it has a great family floor plan too! Designed for parental peace and privacy with an in-demand ground-floor master-suite, and a place for kids on their own dedicated first-floor level, this well-designed home has room to lounge and dine with a sunny garden outlook and a space for home-working or game-playing on a first-floor landing-retreat. Freshly styled with a glossy prestige appliance kitchen with Bosch gas-cooktop and step-in pantry, there's classic style where it counts in a private ensuite and huge family bathroom, and high-end added extras including a guest powder room downstairs, 3.9kw solar panels, hydronic heating plus reverse-cycle air-conditioning, ducted cooling and vacuum, big built-in robes for every spacious bedroom, and airy ceiling fans for every room. Freshly carpeted with solid hardwood floors for living and traffic areas, there's the luxury of sleek stone benchtops, the ease of a full separate laundry and the light-catching addition of multiple skylights. Stretched out in low-maintenance lawn-free grounds, there's enough space for kids to play, parents to entertain and four cars to park including a double garage. There's even an invaluable family location; 400m to the closest station; around the corner from Halley Park, four blocks to all you could need (from lattes, to a local supermarket, to lovely boutiques) in Patterson's shopping village, and minutes' walk to school at OLSH, St Paul's or Bentleigh West Primary. For more information about this family-sized residence contact Adam Gillon at Buxton Hampton East on 0418 313 354.