

**1 Richard Street, Bentleigh East, Vic 3165**



**House For Sale**

Saturday, 3 February 2024

**1 Richard Street, Bentleigh East, Vic 3165**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 620 m2**

**Type: House**



Nick Strilakos  
0395682000



Jayden Irving  
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## **Auction (\$1,150,000-\$1,250,000)**

A rare house and land opportunity, this elegant home sits at the front of its 618sqm approx. allotment with side laneway access to a fenced vacant allotment where you can build a brand new home (STCA), use land for storage or remove the fence to create an expansive backyard. Presented in pristine condition and surrounded by well-maintained gardens, the current home balances its classic aesthetic with modern updates and showcases a welcoming lounge and dining boasting corner windows and shimmering polished floorboards. Modern floor tiles grace the generously sized kitchen where you're presented with an upright oven/stove and dishwasher, while a sunroom with louver windows leads out to the sun splashed backyard. Taking care of your accommodation needs are two robed bedrooms plus a 3rd bedroom/retreat, accompanied by a central family bathroom, separate toilet and laundry. Furthermore, the home has been rewired and sits upon concrete stumps with the added benefits of split system heating/air conditioning, high ceilings, decorative cornices, single garage plus a long side driveway where you can park four extra cars. Nestled within walking distance to Mackie Rd shops, Coatesville Primary, St Peter's Primary, St Bede's College, South Oakleigh College, The Links Shopping Centre, GESAC, reserves and buses. Photo ID required at all open for inspections. Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained in this document is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence checklist provided by Consumer Affairs. Click on the link for a copy of the due diligence checklist from Consumer Affairs.  
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