

# 11B Nina Court, Bentleigh East, Vic 3165



## Townhouse For Sale

Tuesday, 7 May 2024

11B Nina Court, Bentleigh East, Vic 3165

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse



Nick Strilakos  
0395682000



Jayden Irving  
0395682000

## **Auction (\$1,020,000-\$1,120,000)**

Bathed in natural light and sleekly designed to seamlessly integrate indoor and outdoor living, this newly built, street-front home provides a modern, comfortable lifestyle just moments away from the prestigious Yarra Yarra Golf Course. The open plan living area exudes modern elegance with high ceilings and contemporary timber floorboards. Showcasing high-quality finishes including waterfall stone benches and Smeg appliances adds a touch of luxury, whilst the breakfast bench and a double door pantry offer practicality and convenience. The integration of double sliding glass doors effortlessly extends the living space out onto the paved, low-maintenance, landscaped courtyard, perfect for entertaining guests. Thoughtfully designed layout to accommodate families, the ground floor master bedroom offers privacy and convenience with walk-in-robe and ensuite. Three additional bedrooms upstairs all feature built-in-robos and are serviced by a well-appointed second bathroom. Additional highlights include ground floor powder room, European laundry, ducted heating and evaporative cooling for year round comfort, high ceilings, fully tiled bathrooms, under stair storage, garden shed, single garage with internal access and driveway parking space. Ideally situated near East Bentleigh Primary, Bentleigh Secondary, The Links Shopping Centre, Southland Shopping Centre, DFO Moorabbin, Costco, transport options and of course the Yarra Yarra Golf Course. 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. <http://www.consumer.vic.gov.au/duediligencechecklist>