

**123B Brady Road, Bentleigh East, Vic 3165**



**Townhouse For Sale**

Friday, 3 May 2024

123B Brady Road, Bentleigh East, Vic 3165

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 341 m2**

**Type: Townhouse**



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**\$1,400,000-\$1,540,000**

Casting a striking first impression with its contemporary façade, this luxurious four-bedroom townhouse sets a stylish tone with its sophisticated design elements and streamlined layout, creating the perfect lifestyle package for busy families. Unfolding beyond a stunning entrance foyer, the residence showcases a carefully considered layout that places the open plan living and dining domain privately towards the rear and conveys a luxurious ambience with a stone media cabinet showcasing a flickering ethanol fireplace. Glass sliding doors extend onto an easy-care entertainer's courtyard boasting an alfresco deck and firepit zone with bench seating, while Centenary Park positioned opposite the home has the added advantage of providing families with an additional space where children can stretch their legs. The gourmet kitchen is luxuriously appointed with waterfall-edged stone benches, stone splashbacks, Fulgor Milano appliances, Kleenmaid microwave, integrated Fulgor Milano dishwasher pull-out pantry plus an island breakfast bench. Beautifully balanced over two magnificent levels, the home's impressive accommodation includes a downstairs guest bedroom (2nd master) with timber feature wall, built-in robes and fully-tiled ensuite, supplemented by a powder room, study and laundry. While venturing upstairs you'll find a family retreat plus an additional three bedrooms; two boasting floor-to-ceiling built-in robes and lavish master enriched with floor-to-ceiling built-in robes and a fully-tiled luxe ensuite with stone vanity, rainfall shower, sculpted stone bath, Vogo toilet and heated towel rail. Further complemented by a matching twin vanity bathroom with toilet. High calibre extras include high ceilings, zoned ducted heating/refrigerated air conditioning, hydronic heating, alarm, CCTV, stone benches to all wet areas, water tank plus a single garage with internal access. Superbly positioned for family living opposite Centenary Park, close to St Peter's Primary, Coatesville Primary, Bentleigh Secondary, St Bede's College, Yarra Yarra Golf Club, Centre Rd shops, Westfield Southland Shopping Centre, buses, trains and major arterials. 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 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 check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs.

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