

**12B Lahona Avenue, Bentleigh East, Vic 3165**



**Townhouse For Sale**

Tuesday, 14 November 2023

12B Lahona Avenue, Bentleigh East, Vic 3165

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Leon Gouzenfiter  
0422339791



Joel Ser  
0415337708

**\$1,250,000 - \$1,375,000**

Lead a first-class family lifestyle in this conveniently located, immaculately presented town residence with multiple living zones, a flexible flowing floorplan & every contemporary need taken care of. Pristine Spotted Gum flooring greets you on arrival & leads through to a versatile light filled sitting area & a privately enclosed study/work from home space. The long entrance hallway culminates in the impressively proportioned heart of the home - an open plan living & dining zone with light capturing void, doors opening out to a paved alfresco side courtyard & concertina doors connecting to a landscaped rear garden, creating an effortless indoor-outdoor ambience. While a gourmet Cosmic Black granite kitchen with waterfall edge island bench, an abundance of soft close cabinetry, quality appliances (including dishwasher, induction cooktop, oven & combi steam oven), butler's pantry & handy bi-fold servery windows connecting to the outdoor entertaining area, further adds to the appeal. Retreat up the striking cantilevered staircase with glass balustrade to reveal a large landing retreat, a northerly oriented main bedroom with city glimpses, leafy outlook, walk-in robe & stylish ensuite as well as two additional bedrooms with built-in robes & a sparkling central bathroom with shower, bath & separate toilet. Other features include single auto garage with off street parking for a second car behind auto front gates, ducted heating/cooling, laundry with laundry chute, upstairs hallway storage, powder room & alarm. Brilliantly positioned for a lifestyle of convenience close to vibrant Centre Road shopping strip, a choice of well-regarded schools, Patterson Station & GESAC.