

# 131 Brady Road, Bentleigh East, Vic 3165

## Sold House

Friday, 23 February 2024

woodards 

131 Brady Road, Bentleigh East, Vic 3165

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 720 m2

Type: House



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**\$1,585,000**

For 65 years, only one family has filled this home with joy, and now it's ready to welcome new energy and create fresh memories. Set on approximately 720 square metres, it provides a generous mix of living zones and space to entertain wrapped in beautifully landscaped gardens complete with your own veggie patches. The superbly laid-out floorplan is introduced with a light-filled lounge leading seamlessly into the dining room setting the stage for memorable get-togethers. The fully equipped kitchen is well placed to oversee the meals area, which along with the dining room extends onto a generous covered patio set against the allure of the vibrant garden for alfresco celebrations of any size. A separate family room offers a private setting for relaxation or play, connecting to two rear bedrooms with all three rooms forming an idyllic kids' zone. At the front, two additional bedrooms await, including the spacious main bedroom. Two bathrooms efficiently catering to the rhythms of daily life, refrigerated heating and cooling, and ducted heating, an open fireplace, a laundry, built-in robes in all four bedrooms, a double garage and additional off-street parking for 2-3 cars are further highlights. The location is a dream for families, just paces from Centenary Park picnics and pleasure, and within easy walking distance to Coatesville Primary School, Bentleigh Secondary College, St Bede's College, and St Peter's Primary School making the school run easy. Also, with the convenience of nearby Centre Road's shopping, Bentleigh Station, and the Glen Eira Sports and Aquatic Centre, every amenity is at your fingertips. This home isn't just about bricks and mortar, it's a canvas for your family's future memories. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.