

# 14 Yarraburn Close, Bentleigh East, Vic 3165

## House For Sale

Tuesday, 14 November 2023



14 Yarraburn Close, Bentleigh East, Vic 3165

Bedrooms: 4

Bathrooms: 3

Parkings: 5

Area: 510 m2

Type: House



Leon Gouzenfiter  
0422339791



Vanessa McGlynn  
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**\$1,450,000 - \$1,550,000**

A picture-perfect façade, flexible family floorplan & grand entertaining options form a brilliant combination throughout this captivating family residence. The individual character filled identity creates an outstanding illustration of modern style & functionality delighting the senses. Naturally lit open plan entertaining begins in the living & dining zones served by a chef's kitchen which is enhanced by European appliances, soft close cabinetry & stone benchtops with a breakfast bar. Unbelievable resort style outdoor proportions encompass a huge al fresco room, pool & spa with concealed pool cover & easy-care surrounds. A more formal living room with a fitted study nook & open fireplace, fully fitted home office/bedroom & a full bathroom complete the downstairs. With a space for everyone to escape, a huge open plan living area with a two study zones allows for the kids to enjoy their own space, followed by three fitted bedrooms, a family bathroom & an equally impressive main bedroom with walk-through wardrobes to an ensuite lending a peaceful vibe & park-like views. Add a laundry with a heated drying cupboard, quality built-in joinery right throughout, split systems, ducted heating, surround sound inside & out, monitored alarm with security cameras, three car spaces & more all in a home situated within a magnificent family friendly cul-de-sac with immediate access to fantastic private & public schools including Coatesville primary school, local shopping strips, parklands & Yarra Yarra Golf club just a few houses away.