

**1A Moylan Street, Bentleigh East, Vic 3165**



**Unit For Sale**

Thursday, 16 November 2023

**1A Moylan Street, Bentleigh East, Vic 3165**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Nick Strilakos  
0403510712



Jayden Irving  
0405522149

## **Auction (\$1,100,000-\$1,200,000)**

Flawlessly crafted and finished to perfection, this impeccable unit leaves nothing left wanting with its spacious accommodation, streamlined indoor-outdoor aesthetic and superior appointments including a 6.6kw solar system. Quietly placed at the rear of only two, this peaceful abode is ideal for couples, downsizers and young families with its layout including three robed bedrooms, including a master suite with walk-in-robe, deck access and stylish ensuite, accompanied by a sleek family bathroom, powder room and laundry. Flowing over contemporary flooring, the open plan living, dining and kitchen incorporates surround sound speakers, stainless steel appliances, dishwasher plus an island breakfast bench. Sliding glass and flyscreen doors deliver a fluid interaction with the outdoors, extending onto a covered alfresco entertaining deck with updated Laserlite roof, glamorous landscaped low-maintenance garden and synthetic turf yard. Packed with premium appointments such as ducted heating, split system heating/air conditioning in master bedroom and lounge, 6.6kw solar system, 2.7m high ceilings, CCTV cameras, garden shed, new instantaneous hot water unit, shade blinds and integrated external block-out blinds, superior insulation plus a garage and driveway parking space. Falling within the Valkstone Primary and McKinnon Secondary Zones, moments from McKinnon Reserve, Bentleigh Village, GESAC and McKinnon Station. 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.  
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