

**1C Saint James Avenue, Bentleigh, Vic 3204**



**Townhouse For Sale**

Tuesday, 11 June 2024

1C Saint James Avenue, Bentleigh, Vic 3204

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Leo Yu

0422325783



Leor Bar

0433820469

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

Encased in South Australian limestone laid by a master stonemason, this exquisite townhouse exemplifies unique architectural elegance. Crafted with exceptional quality, this modern street-front home boasts premium finishes like solid beech floors, bespoke Emporite cabinetry, Quantum stone benchtops & striking limestone feature walls throughout. The intelligent design ensures easy living within its spacious, airy layout, featuring three bedrooms plus a study & 2.5 bathrooms opens to north-facing living spaces beneath a vaulted ceiling. The ground floor master suite includes a luxurious skylit ensuite & plantation-shuttered casement windows with views of the private limestone courtyard. The gourmet kitchen features Smeg stainless steel appliances, a double oven, Miele fully integrated dishwasher & a walk-in pantry. Adjacent to the kitchen, a spacious dining area & adjoining living room open to a north-facing courtyard with a wide undercover timber deck & lush gardens. Additional features include internet & Foxtel cabling, 3.85kw LG solar panel, individual reverse-cycle air-conditioning, designer lighting, double glazing on all windows & doors, generous auto-entry garaging, high ceilings, a 5,000-litre water tank, kitchen plumbing for a double fridge with ice water, InsinkEerator & a natural gas BBQ point. Located a short walk from McKinnon College & close to the Centre Road shopping strip & station, this home offers outstanding zone living & timeless quality.