

2/35 Sunnyside Grove, Bentleigh, Vic 3204

buxton

Unit For Sale

Friday, 3 May 2024

2/35 Sunnyside Grove, Bentleigh, Vic 3204

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Chris Hassall
0395639933



Connor Harvey
0431686454

\$1,200,000 - \$1,290,000

Located in a beautiful heritage street of 'old' Bentleigh, this elegant villa is simply put, the total package. Nestled peacefully at the rear of only two, it offers so much more than you'd expect. With a classically elegant exterior, the interior is stylishly presented meeting everyday needs, complemented by a suite of amenities and features. A dedicated entrance adds sophistication, opening to large and naturally lit open plan living and dining room framed by Sydney Blue Gum timber floors and high ceilings. A seamless flow into the chef's kitchen enhanced by stone benches, white soft close cabinetry, and a suite of Miele and Asko appliances all serving a generous casual meals area. An ambient master bedroom is fitted with a walk-in wardrobe and ensuite, and two further bedrooms with built-in wardrobes - one with solid timber shelving - concludes with an airy sky-lit central bathroom with a bath for convenience. But the real standout feature of this property is the fully covered merbau deck, complete with café blinds, ceiling fan and cool lighting, offering a complete year-round escape for entertaining guests or just enjoying a quiet morning coffee. With plenty of space for outdoor furniture, it's an ideal place to relax and unwind. With a double garage with own driveway on title, 6.63kw Q-Cell 17-panel solar system with 6.3kw lithium battery, rain water tank, sun blinds, split system, shed, full workshop and huge attic storage, enviable amenities are made complete by a powder room and classy crystal chandeliers, creating an undoubtedly easy lifestyle in a coveted locale a minute to Centre Road's best shopping strip, public transport, zoned to both Brighton Secondary College and Bentleigh West Primary School just around the corner. This stunning villa truly has it all and is a rare find in the sought-after suburb of Bentleigh. Perfect for downsizers, families or professionals looking for a low maintenance lifestyle with all the modern comforts in a great location. Don't miss out on the opportunity to make this beautiful property your home. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER. For more information, contact Chris Hassall at Buxton Bentleigh on 0412 898 990 or the Buxton Office on 9563 9933. 'We have obtained all information in this document from sources we believe to be reliable; however, we cannot