

**2/6 Fairbank Road, Bentleigh, Vic 3204**



**Unit For Sale**

Monday, 27 November 2023

2/6 Fairbank Road, Bentleigh, Vic 3204

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Leon Gouzenfiter  
0422339791



John TsuiPo  
0438336456

**\$1,100,000 - \$1,210,000**

Step into the allure of this meticulously designed, single-level town residence, a true gem nestled at the quiet rear, one of only two in the vicinity. Embracing a blend of contemporary aesthetics & spacious living, this home offers more than just comfort – it's a gateway to a hassle-free, low-maintenance lifestyle. This residence is a masterstroke in capturing natural light, warmth & privacy. Every modern need has been thoughtfully addressed, with features such as an expansive open-plan layout, gas ducted heating & air-conditioning ensuring year-round comfort. Step outside to discover a low-maintenance outdoor haven, complete with a secure lock-up garage & direct access to the charming courtyard. Here, you'll find the perfect fusion of form & function – a modern oasis designed to elevate your everyday living experience.

Features: - A dreamy social kitchen, featuring a breakfast bar for quick meals, Fisher & Paykel dishwashers, double pantry, ample storage, a Smeg oven & a Smeg stainless steel five-burner gas cooktop to delight gourmet chefs.- Spacious open-plan living & dining area with elegant timber flooring, bi-fold doors & garden views, offering a serene & private ambiance for relaxation & entertainment.- An inviting outdoor courtyard, your year-round entertaining haven, complete with undercover area & outdoor blinds for added comfort.- A generously sized master bedroom with plantation shutters, walk-in robe & a luxurious ensuite bathroom.- Second & third bedrooms with built-in robes.- A pristine bathroom with a separate bath & shower, along with a separate toilet.- A well-organized family-size laundry with ample storage & external courtyard access.- Secure lock-up garage with remote control access & room for an additional car.- Conveniently located within walking distance of Moorabbin train station & Woolworths & enriched by its proximity to local amenities, including shops, cafes & bus exchange.- Also close to Tucker Road Primary, Bentleigh Secondary, Halley Park, Patterson Road shops & station with easy commuter access to Southland, South Road schools, Bayside beaches & beyond.