

**2/96 East Boundary Road, Bentleigh East, Vic 3165**

**woodards** 

**Unit For Sale**

Tuesday, 23 January 2024

2/96 East Boundary Road, Bentleigh East, Vic 3165

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 228 m2**

**Type: Unit**



Ben Quigley  
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Ryan Counihan  
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**\$790,000 - \$860,000**

This inviting home presents a well-maintained blend of spaciousness and effortless living, ideally suited for those looking for their first home, young families, or investors aiming to diversify their property portfolios. The single-level design prioritises functionality and comfort, featuring an expansive living and dining room that seamlessly converges with a modern kitchen. The kitchen is appointed with stone benchtops, a stainless-steel oven, gas cooktop and dishwasher, and a versatile central island that serves both as prep space and a gathering spot, without sacrificing the openness of the space. Ease of transition from indoors to outdoors is facilitated by sliding doors that open to a sizable deck with a view of the backyard, offering a potential-rich canvas for an alfresco entertaining oasis bathed in northern sunshine. The main bedroom is a private sanctuary, complete with a walk-in robe and an ensuite bathroom. The second bedroom, with its built-in wardrobes and integrated desk, is just steps away from the second bathroom with a bathtub, shower, and a separate toilet facility. Additional amenities include a laundry, natural light-enhancing skylights, ducted heating, polished floorboards, and a single carport with an additional parking space in front. Located close to Bentleigh Secondary College, St Bede's College, St Peter's Primary School, Tucker Road Bentleigh Primary School, King George VI Memorial Reserve, Bentleigh Village and Station, and GESAC, a world of convenience and connectivity is just moments away. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.