

# 22A Browns Road, Bentleigh East, Vic 3165

## Townhouse For Sale

Tuesday, 21 May 2024



22A Browns Road, Bentleigh East, Vic 3165

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Townhouse



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**\$1,800,000- \$1,900,000**

A stunning note of distinction for Bentleigh East, this sophisticated four bedroom plus study three bathroom family sensation raises the calibre in every way. Hi tech with keyless entry to the gate and front door, this striking residence features an illuminated entry hall with feature strip lighting, a unique fitted study space, a 'must have' downstairs bedroom with fitted robes and terrazzo style ensuite; and a swish powder room with pedestal basin. A lockable steel framed glass door creates separation from the front of the home to the superb open plan living and dining domain which boasts a modern porcelain stone fireplace that matches the outdoor landscape. The designer porcelain kitchen is a statement of its own with its oversized island bench, leading Bosch appliances (two ovens), huge fridge space (plumbing) and impressive butler's pantry/laundry with segregated areas. Upstairs is home to the sublime second bedroom suite (fitted walk in robe and breathtaking ensuite), two further oversized bedrooms (choice of built in robes or walk in robe plus desks), the flexible second living space and the flawless family bathroom. The garden comes to life offsetting the sultry tones inside with chalk white painted fences and matching paving, and mod-grass, you can enjoy alfresco dining or secure playtime with ease under the retractable electric awning. Enhanced with Oak floors, high ceilings, full height sheers and double glazed aluminium windows, this iconic haven has ducted reverse cycle air conditioning, an alarm, video intercom, instant hot water, TV cabling and an auto garage with secure parking behind an auto gate. An ideal family location, seconds to the shopping and transport hub of Centre Road, an easy stroll to Bentleigh Secondary College, Bailey Reserve and GESAC, minutes to Bentleigh station.