

# 23 Yarraburn Close, Bentleigh East, Vic 3165



## Sold Townhouse

Tuesday, 20 February 2024

23 Yarraburn Close, Bentleigh East, Vic 3165

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse



Aviv Samuel



Marc Wynn  
0416052265

**\$1,341,000**

Exclusively positioned at the end of a prized, tightly held cul-de-sac adjacent to the sweeping green of Yarra Yarra Golf Club, this four-bedroom home has been designed for effortless family living & entertaining across two spacious levels. Introduced by an attractive façade & established low-maintenance front garden, a sandstone-tiled entry opens to reveal an extensive entrance hallway lined with polished floorboards anchoring a spacious primary bedroom with both built-in & walk-in robes, luxe ensuite & adjacent powder room. Down a set of steps, an expansive open-plan living & dining area lined with sliding glass doors opens onto a north-west-facing entertainer's alfresco zone, lined with timber decking, lush raised garden beds & a covered resort-style barbecue area. A sleek stone island kitchen is equipped with top-of-the-range appliances of Fisher & Paykel oven, Smeg gas cooktop & dishwasher. Upstairs, a central living space on the landing makes for the perfect kids' retreat, surrounded by three inviting bedrooms with built-in robes & a family bathroom with separate bath, shower & toilet. A separate laundry, automatic garage, central heating & cooling & ceiling fans throughout complete the suite of amenities. Built to exacting standards, this immaculately presented home offers an idyllic family retreat just walking distance to Mackie Road shops, St. Bede's College, St. Peter's Primary, buses & Centenary Park, plus The Links shopping precinct right around the corner.