

**25 North Avenue, Bentleigh, Vic 3204**

**House For Sale**

Thursday, 16 November 2023

woodards 

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 603 m2**

**Type: House**



Ben Quigley  
0411878636



Ryan Counihan  
0402188519

**\$1,690,000 - \$1,790,000**

This picture perfect Californian Bungalow combines rich historical character with all the essentials of modern family living. Set behind a secure front garden, the home is not just visually appealing, but is also a spacious, thoughtfully designed residence, perfect for a growing household. Each room transitions smoothly to the next, ensuring a natural flow that suits the dynamics of family life. Upon entering through the ornate leadlight front door, you're greeted by a wide entryway adorned with traditional timber paneling, plate rails, and high decorative ceilings, setting the tone for the blend of classic and contemporary elements that lie within. The living room, with verdant garden views through an exquisite leadlight window, fluidly connects to the dining room, complete with a fireplace that adds warmth and ambience. An expansive family room serves as the hub for daily life and family gatherings. Double French doors open onto a brick-paved courtyard, shaded by a vine-entwined pergola, evoking the rustic charm of Tuscany, a tranquil retreat for entertaining or enjoying quiet moments. The kitchen is ideal for cooking up a feast, appointed with stone benchtops, a wide oven and gas cooktop and a dishwasher. A breakfast bar offers a convenient spot for casual meals or for children to do homework, complemented by a large picture window that frames vistas of the lush gardens, allowing you to easily supervise kids at play. Sleeping accommodation includes a guest bedroom on the lower level with a nearby modern bathroom, along with three additional bedrooms and a central bathroom on the upper level. Additional highlights encompass ducted heating, evaporative cooling, split-system air conditioners, and security cameras for comfort and peace of mind. For the practical-minded, there's a 2-3 car garage with light, power, and storage space, ideal for tradespeople or DIY enthusiasts, accompanied by a double lock-up carport with remote entry. Located within walking distance to Patterson Street's cafés, shops, and station, the home is also near Bentleigh West Primary School, Brighton Secondary College, OLSH College, Bentleigh Shopping Centre, North Avenue and both Victory and Halley Parks. 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.