

**25 Yarra Links Way, Bentleigh East, Vic 3165**

**House For Sale**

Monday, 8 January 2024

25 Yarra Links Way, Bentleigh East, Vic 3165

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Eddie Fu  
0395705888



Bryson Shen  
0395705888

## Auction

Tailored to suit the evolving needs of the family as it grows, this exquisite Yarra Yarra Links Estate home promotes a lifestyle of pleasure with plenty of space to live and entertain. Carried over two levels, the home's layout is ready to be enjoyed with the entry enticing you through to a luxurious formal lounge room that's complemented by a built-in study desk where you can easily work from home. Embracing an open plan aesthetic, the kitchen showcases a gas stove, oven and dishwasher and flows through to the dining area (automated shade blinds), family room and rumpus room. French doors form a fabulous connection with the outdoors, extending onto a covered alfresco zone with spa and delightful backyard complete with cubby house for the kids. Continuing to impress, the home showcases an upstairs retreat along with five bedrooms including a master bedroom with walk-in-robe and ensuite, additionally complemented by a family bathroom, separate toilet, powder room and laundry. Notably appointed with ducted heating, evaporative cooling, split system air conditioning, caravan parking plus a double garage with internal access. Quietly set only steps from Yarra Yarra Golf Course and East Bentleigh Primary, near Bentleigh Secondary, The Links Shopping Centre, Southland Shopping Centre, transport and freeways. Photo ID required at all open for inspections. Disclaimer: We have in preparing this document used our best endeavors to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs.  
<http://www.consumer.vic.gov.au/duediligencechecklist>