

**2A St Georges Avenue, Bentleigh East, Vic 3165**

**buxton**

**Unit For Sale**

Wednesday, 22 November 2023

2A St Georges Avenue, Bentleigh East, Vic 3165

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Simon Wheller  
0455444683



Dimitri Spanos  
0422214037

**\$780,000-\$810,000**

Offers closing Monday 18th of December Discreetly nestled to the rear of a boutique duo, this impeccably presented single-level villa offers an exceptional living experience suitable for a variety of lifestyles. Whether you are a young family, market newcomer, downsizer or savvy investor, this residence provides an outstanding opportunity. Greeted by timber floors, the open-plan layout is filled with natural light and incorporates a modern kitchen featuring stone benches and Bosch appliances, complemented outdoors by a private paved courtyard. This charming villa further offers 2 robed bedrooms (main with immaculate ensuite/WIR), stylish skylit bathroom, alarm, ducted heating, evaporative AC and single garage. The overall ambiance exudes an effortless lifestyle vibe, close to Centre Rd's shopping precinct, GESAC, Bailey Reserve and buses. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER. For more information, contact Simon Wheller at Buxton Bentleigh on 0455 444 683 or the Buxton Office on 9563 9933. 'We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigation.'