

**3/10 Argyle Street, Bentleigh East, Vic 3165**

**Unit For Sale**

Thursday, 16 November 2023

woodards 

3/10 Argyle Street, Bentleigh East, Vic 3165

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Ben Quigley  
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Ryan Counihan  
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**\$550,000 - \$590,000**

Located within the desirable McKinnon Secondary College zone, this single-level villa offers a blend of low-maintenance comfort and practicality in its spacious design. Recently rejuvenated with a fresh coat of paint and new carpeting, the interior welcomes you into a generously sized living room that connects to a meals area and a kitchen, appointed with a four-burner upright stove. Each of the two bedrooms is fitted with built-in robes, offering ample storage, while the central bathroom features both a bathtub and a separate shower. The courtyard provides a private and sunny space for alfresco dining, entertaining, or enjoying quiet moments outdoors. It's a versatile area that can be transformed to suit your lifestyle, whether it's setting up a barbecue, a small garden, or a suite of outdoor furniture. Additional features include a laundry, a split-system air conditioner, a gas wall heater, and a single carport for convenient parking. The prime location near Mackie Road shops, local bus services, Marlborough Street Playground, Waratah Street Reserve, Hughesdale Primary School, and Chadstone makes it an ideal option for first-time homebuyers, young families, those looking to downsize, and investors seeking a blend of tranquility and accessibility. 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.