

309/53 Browns Road, Bentleigh East, Vic 3165

Apartment For Sale

Friday, 1 March 2024



309/53 Browns Road, Bentleigh East, Vic 3165

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Belinda Dyer



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Around the corner from bustling Centre Road, discover the smart, low maintenance spaces of this light-filled lifestyle apartment. Occupying a coveted top-floor position of a contemporary boutique development, it enjoys elevated outlooks of its highly desired & amenity-rich locale. Perfectly located as a carefree base for busy commuters or an ideal investment opportunity, the sleek lock & leave setting features rich timber flooring flowing from the distinct entrance to the open plan living/dining zone. Connecting with a glossy stone kitchen with stainless steel oven & gas cooktop plus a dishwasher, this comfortable zone then spills out to a broad alfresco balcony offering ample scope for sundowners with friends. Both of the bedrooms are well-sized doubles that benefit from fitted wardrobes, the master also with a luxurious fully-tiled ensuite with mirrored storage - the real bonus of a second bathroom is also provided together with the individual comfort of a split system in all primary rooms. Rounded off by secure entry to the building, this comprehensive package also offers an assigned basement parking space and lockable storage. Literally steps for your morning coffee, daily supplies or to jump on the bus to the station, this fabulous location is also an easy walk to both Monash Health & GESAC. Owners Corporation fees: Approx \$4,330 per annum Council Rates: Approx \$965 per annum Water Rates: Approx \$165.00 per quarter Rental Return: Approx \$515.00 - \$530.00 per week Property is currently rented for \$2,260 pcm