

# 34 East View Crescent, Bentleigh East, Vic 3165



## Sold House

Wednesday, 4 October 2023

34 East View Crescent, Bentleigh East, Vic 3165

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Jason Gill

0411801831

## Contact agent

Take a view to the future with approx 742sqm land, a sun-catching northerly rear aspect and a highly-sought, low-traffic crescent location. See the solid potential in this one-owner cream brick home and work with an already-extended up to four bedroom, two bathroom floorplan featuring gracious formal lounge, parquetry-floor dining, and a spacious fourth bedroom with kitchenette, private bathroom and separate entry – perfect for in-laws, independent children or a business-at-home. Featuring a timeless timber kitchen and quality bathrooms, this centrally heated and cooled home provides an exceptional base for further extension and renovation with an expansive all-weather al fresco zone stepping out to the sun, energy-efficient solar hot-water and energy panels, and plentiful parking plus a brick garage with workshop. Alternatively, look into the future and make this your home-base (or the basis for a good rental return) until it's time to add a brand-new home or two (Subject to Council Approval) to this fast-developing streetscape. Set amongst the luxury homes and prestige developments of this forward-looking address, this prime site is ready for a visionary approach. A walk to Bentleigh East's vibrant Centre Rd shopping strip, this quiet crescent position has bus-routes in two directions close, childcare and Monash Moorabbin's Hospital and allied medical services within a couple of blocks, Bailey Reserve and GESAC within 500m...and in-demand Coatesville Primary School in-Zone. For further information contact Jason Gill on 0411801831 or email – [jgill@hodges.com.au](mailto:jgill@hodges.com.au)