

# 34 Pasadena Crescent, Bentleigh East, Vic 3165

**buxton**

## House For Sale

Wednesday, 12 June 2024

34 Pasadena Crescent, Bentleigh East, Vic 3165

Bedrooms: 4

Bathrooms: 2

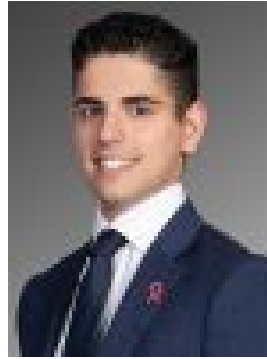
Parkings: 4

Area: 789 m2

Type: House



Steve Hatzi  
0447123123



Peter Serafino  
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**\$1,450,000 - \$1,595,000**

Adjacent to the Yarra Yarra Golf Club, this immaculate home provides move-in ready comfort, ideal for a growing family, as well as outstanding redevelopment potential in the future (Subject to Council Approval) on 789sqm (approx). Well-presented throughout, the flexible floor plan offers 3/4 bedrooms all with built-in wardrobes and a master bedroom on ground floor, with the option of two separate living and entertaining zones and a modern bright central kitchen with ample storage/preparation space and dishwasher. There is also a powder room downstairs, a generous laundry and two spare rooms which could easily be converted into a Butler's kitchen, office/study area, sewing room, or walk-in wardrobe and downstairs ensuite to a master bedroom. Upstairs there are three bedrooms and a bathroom with a separate toilet and separate shower – ideal for family use. Additional features include gas ducted heating throughout, a split system AC, 2 new wall A/C units, double carport with remote control gate to the large rear yard, and paved parking and/or outdoor entertaining area. The house is located in a quiet court in the centre of Melbourne's famed Golf Course Sand-Belt area adjacent to Yarra Yarra Golf Course, around the corner from St Bede's College, St Peter's Primary School, East Bentleigh Primary School, Bentleigh Secondary College, and convenient public transport down South Rd to St Leonard's College, Haileybury College and Brighton Secondary College. Enjoy easy proximity to Moorabbin train station and Brighton Beach train station and the beautiful Brighton beach foreshore. The area is well serviced by a comprehensive bus network, and also close to Holmesglen Private Hospital on South Rd, Monash Health Moorabbin Hospital on Centre Rd, Cabrini Private Hospital in Brighton, Bentleigh East Shopping Centre in Centre Rd and Chadstone Shopping Centre off Warrigal Rd.\*Please Note\* Buxton Real Estate may refuse to provide further information about the property should you prefer not to disclose your Full Contact Details including Phone Number. Photo id required upon entering the property.