

# 34 Railway Crescent, Bentleigh, Vic 3204



## Sold House

Thursday, 9 November 2023

34 Railway Crescent, Bentleigh, Vic 3204

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 585 m2

Type: House



Trent Collie  
0425740484



Sarah Gursansky  
0467533309

**\$1,491,000**

On a sizeable 585 sqm approx. allotment, this appealing three bedroom clinker brick classic allows you to move in immediately and make improvements in your own time. Uncovering the true beauty of its original Tasmanian Oak floorboards and reinvigorating them in the on trend matte finish, this freshly painted gem reveals a wide entry foyer, a beautiful lounge and dining area with a hint of vintage curvature, a functional kitchen with great storage and updated Miele dishwasher, a spacious main bedroom with extensive robes, two further kids' bedrooms with built in robes, a versatile sunroom/study, a retro bathroom and a generous laundry. The east facing lawn is a big old blank canvas of space to enjoy with the young ones as is or an opportunity to explore some inventive enhancements. Alternatively, it's a potential candidate for a new home or development (Subject to Council Approval), while for now this functional home is more than comfortable with the qualities of ducted heating, an alarm system, solar panels, and an extra deep garage. In this evolving locale, so close to Halley Park with its playground and dog park, the Patterson Road café scene, the IGA, Patterson train station and OLSH College.