

**37A East Boundary Road, Bentleigh East, Vic 3165**



**House For Sale**

Tuesday, 28 May 2024

37A East Boundary Road, Bentleigh East, Vic 3165

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



David Thomson  
0418337366



Graeme Callen  
0412651528

**\$1,150,000**

With a secure & quietly private position at the rear of only two, this warm & appealing three bedroom, two bathroom town residence is bathed in northern sunshine & timeless class. A period style verandah & leadlight entry welcome you into an expansive north facing open plan living & dining area with a huge entertainers kitchen offering ample storage, bench space, pantry, Fisher & Paykel dish drawers, Westinghouse electric oven & a breakfast bar offering a cleverly incorporated space for an additional bar sized refrigerator. A spacious main bedroom with dual walk-in robes either side of the entrance into a tiled ensuite which accommodates a walk-in shower & bathtub. Two further bedrooms, both with built-in robes are serviced by the family bathroom & a separate laundry with outdoor access to the side of house utility area complete this home. The north facing deck space is perfect for sought after privacy when entertaining & has the added appeal of an automated wind resistant retractable awning for protection, is decorated with planter boxes, bordered with built-in external light fixtures & has an outdoor power outlet for your BBQ! With polished floorboards throughout, timber blinds in the open living space & a garden shed, this supremely low maintenance home featuring security doors, ducted heating, evaporative cooling, HVAC system, an alarm system, surround sound speakers, instant hot water, an abundance of storage, single garage with remote entry & an additional car space this home is move in ready. Walk to Tucker Road Primary School, Bentleigh Secondary College, Holmesglen Institute & Private Hospital, bus services, GSAC, parkland, local cafes & the shopping convenience of Centre Road.