

**38 Brian Street, Bentleigh East, Vic 3165**

**House For Sale**

Friday, 5 April 2024



**38 Brian Street, Bentleigh East, Vic 3165**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 612 m2**

**Type: House**



Gavin van Rooyen  
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**\$1,200,000 - \$1,300,000**

On 612 sqm approx. of level land, this post war three bedroom weatherboard home is ready to make way for your 21st century ingenuity. In an evolving neighbourhood, it presents as an impressive site to build your dream family home and a strong prospect for a duplex development (Subject to Council Approval). If you're favouring restoration and/or renovation, this retro classic has enough to work with including north facing front rooms, rich timber detail, refinished floorboards, three good size robed bedrooms and a high span shed style double garage for your caravan and/or boat. Just around the corner from a playground and dog friendly green space at Colin Street Reserve, a pleasant stroll to Centre Road's lovely mix of cafes and eateries, the Ritchies IGA, bus routes linking to train stations and shopping precincts, the handy Tucker Road shops, King George Memorial Reserve and education for all ages including Bentleigh Secondary College, Tucker Road Bentleigh Primary School, St Peter's Primary School, St Bede's College and East Bentleigh Child Care Centre.