

40 Moylan Street, Bentleigh East, Vic 3165

buxton

House For Sale

Wednesday, 22 May 2024

40 Moylan Street, Bentleigh East, Vic 3165

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 720 m2

Type: House



Guy St Leger
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Tom Davidson
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\$1,750,000 - \$1,850,000

Warm, welcoming, and brimming with in-zone potential, this sunlit family sanctuary offers an enticing blend of current appeal and future possibilities. Nestled between McKinnon Primary and Secondary schools on approximately 720sqm (approx) of prized land, it provides the freedom to enjoy as is, extend into the deep backyard, or start anew with a luxury dream home or development (STCA). Framed by established gardens, the charming clinker-brick residence has been beautifully maintained by the same family for over 50 years. It features gorgeous period details such as polished floorboards and high ceilings, along with all the modern comforts. A brilliant home for entertaining with a family-sized kitchen, and generous formal (open fireplace) and casual living zones flowing out to a wonderful al fresco pavilion (automatic louvre) and huge, north-easterly rear. Three spacious bedrooms are fitted with built-in robes, while a sparkling bathroom boasts a shower, bath, heat-light, and separate powder room. A cleverly concealed study space is another thoughtful and practical addition. Central heating, boasted by ducted reverse cycle air conditioning, ensures year round comfort. An abundance of driveway parking, and grounds guaranteed to lure kids outdoors for endless play, parties, and even the possibility of a swimming pool. Experience this delightful family home or rent it out while considering further enhancements such as a second storey and/or extension. Alternatively, plan a new beginning by maximising the site's position and potential with modern masterpiece or dual occupancy (STCA). Lead the way in a high-demand neighbourhood, sought for its close proximity to top-tier schooling options, village shops, and recreational facilities including McKinnon Reserve, and reap the rewards for years to come. For more information about this huge in-zone opportunity please contact Guy St Leger on 0411 861 666 at Buxton Brighton.