

**41B North Avenue, Bentleigh, Vic 3204**

**buxton**

**Sold House**

Thursday, 29 February 2024

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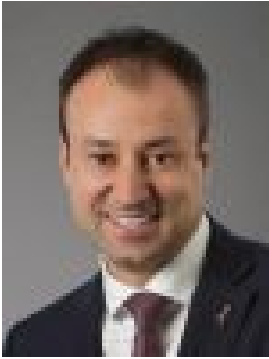
**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 406 m2**

**Type: House**



Angelo Nikitas  
0412161877



Simon Wood  
0422789110

**\$1,720,000**

Stretch out in big sun, step out to a bright garden, scale up your lifestyle on the edge of the village! Situated at the gateway to Patterson's vibrant retail and rail village, this substantial four bedroom, 3.5 bathroom home up-sizes style and lifestyle with a light-catching dual suite, dual zone design wrapped by large, leafy approx 406sqm north-westerly land. Unfolding at garden-level with serene master-suite opening to a bamboo-hedged patio, and airy living-dining spilling out in two directions, this expansive home has all you could need on the ground-floor ...plus everything that kids, grandkids and guests could want up above - including an equally glamorous second suite and similarly sunny treetop lounge. Big on practicality with a well-fitted butler's pantry for the prestige Bosch appliance kitchen, well-appointed robes, and well-sized bathrooms (including two private ensuites), this exceptional home matches big space and high quality with a designer curation featuring icy-white benchtops, limed European Oak floors beside allergy-free carpets, and bespoke cabinetry with Bottega Oak and Emporite finishes. Rising up with up to 2.7m square set ceiling, and tall double-glazed windows shielded by quality curtaining, this prestige home is lit by low-energy LED lighting and climate-controlled by Samsung zoned ducted heating and air-conditioning. Set in a lush privacy-hedged landscape, there's space to live out in all-day sun with a series of terraces and freeform stepping-stones flowing down a northern side garden, and room for three cars (or more) including a double auto-garage on an exposed aggregate drive. Steps to Patterson's café, shopping and station, a kick Victory Park's oval, a jog to Dendy Park's open space, 5 stops to Monash University's Caulfield campus, (and 30 minutes to the city) and a walk to schools, this is a sizeable opportunity ...for every size and shape of family!