

44 Abbin Avenue, Bentleigh East, Vic 3165



House For Sale

Wednesday, 12 June 2024

44 Abbin Avenue, Bentleigh East, Vic 3165

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 589 m2

Type: House



Nick Strilakos
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Daniel Seyran
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Auction This Sat at 3pm (\$1,250,000-\$1,350,000)

A unique opportunity for multigenerational families or siblings purchasing together, this spacious home effectively creates two homes under one roofline with two kitchens and excellent accommodation, while its 589sqm approx. site and setting in an esteemed street is certain to delight new home builders (STCA). Perfect as an investment while you consider the options, the home's versatile design sees the front half of the home incorporating two robed bedrooms accompanied by a bathroom and separate toilet. Relishing an open plan ambience, the living, dining and kitchen create a fabulous hub for daily life, with the laundry leading out to an expansive and enclosed alfresco zone with access to the backyard. Enjoying its own separate access point from the alfresco area, the rear of the home embraces a robed bedroom and study, serviced by a bathroom with laundry facilities and complemented by an eat-in kitchen and lounge room. Well-appointed with heating and air conditioning for year-round comfort, together with a long side driveway and single garage. Nestled in a prized position that's surrounded by stylish homes, moments from Tucker Road Primary, Bentleigh Secondary, GESAC, buses, train stations, Bentleigh Village and Southland Shopping Centre. Photo ID required at all open for inspections. Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained in this document is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence checklist provided by Consumer Affairs. Click on the link for a copy of the due diligence checklist from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>