

45 Strathmore Street, Bentleigh, Vic 3204

House For Sale

Thursday, 23 November 2023

woodards 

45 Strathmore Street, Bentleigh, Vic 3204

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 563 m²

Type: House



Ben Quigley
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Tony Cinque
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\$1,700,000 - \$1,800,000

This outstanding north-facing opportunity, in a highly coveted location, is ideal for families, renovators and developers alike. Occupying a substantial corner block spanning approximately 563 square metres, this prime property offers a keenly sought after address within the catchment area for McKinnon Secondary College and Valkstone Primary School, both of which are easily accessible on foot. The current single level home showcases a living and dining room, connecting to a kitchen equipped with a four-burner induction cooktop, standard oven and room for a casual meals table. The rear hosts a sitting room. There are also three bedrooms, two featuring built-in robes and sharing a central bathroom with both a bath and separate shower. A second bathroom, complete with laundry facilities and a separate toilet round out the features. Whether you wish to renovate the interior to reflect your personal style, expand it upwards or outwards to accommodate a growing family or plan your new, luxury abode (subject to council approval), the possibilities are boundless. A significant advantage comes with the existing approved plans and permits for two modern side-by-side townhouses. These thoughtfully designed residences feature open-plan living, dining, and kitchen areas, three bedrooms, three bathrooms, a powder room and an upstairs sitting area. Additionally, there's the potential to lease out the current house while you finalise your plans, providing potential for income generation. A wall-mounted air conditioner and gas fireplace in the lounge, a rainwater tank and a single car garage plus a carport enhance the appeal. Within easy strolling distance to local shops, cafes, Bentleigh and McKinnon Villages, nearby train stations and bus services, and McKinnon Reserve, the quiet location is a key highlight. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.