

**46A Marquis Road, Bentleigh, Vic 3204**

**buxton**

**Townhouse For Sale**

Tuesday, 16 January 2024

46A Marquis Road, Bentleigh, Vic 3204

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



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**\$1,625,000-\$1,675,000**

Master-built, custom-detailed and lifestyle-located, this is where prestige living meets a warm and welcoming family life. Built by leading Bayside builder, Hilstin Design & Build as a developer's own home, this four bedroom, 3.5 bathroom residence has an individually-detailed edge with expansive living-dining flowing out to bluestone-paved alfresco areas in two directions (one full-sun, one undercover), a genuine choice of master-suite (upstairs or down), and bespoke detail including old red bricks reclaimed from the site. Even the original wrought-iron house number has a place! Showcasing clever design at every turn with an extended butler's pantry area for the elite Miele appliance kitchen (with induction cooktop, semi-integrated dishwasher and pyrolytic oven), the home is cleverly curated with polished-concrete floors matched to concrete-style stone benchtops (waterfalling in the kitchen, and floating in the hearth), custom cabinetry including fitted robes, and floor-to-ceiling bathroom tiling. Making a unique statement with a premium Jetmaster fireplace in a recycled brick wall and timber-slats enclosing the stair, this architectural home is meticulously appointed; with ducted climate-control in addition to in-slab hydronic heating, video intercom plus Bosch alarm, and energy-efficient solar hot-water. Even the outdoors have a unique edge with two-car parking including an auto-garage, and an extended rear garden with jacaranda and frangipani trees retained from the original grounds. At a highly-sought, low-traffic address around the corner from Tucker Rd Primary School and shopping strip, even the location is distinctively family-wise; with parks and schools all around, Patterson's shopping village and station within a walk, and Centre Rd shopping within a minute.