

54a North Avenue, Bentleigh, Vic 3204



Sold Townhouse

Wednesday, 13 September 2023

54a North Avenue, Bentleigh, Vic 3204

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Townhouse



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A gracious presence on the edge of Patterson Village, this brand-new home promises timeless living in the lifestyle location of a lifetime. Expertly customised to echo the classic grace of this prized period streetscape, this leading-edge four bedroom, three bathroom design adapts to today's changing lifestyles with grace and ease. Ready to entertain with defined areas to lounge and dining in a window-wrapped open-plan and carefree decking in street-access rear yard, this innovative design provides a place to retreat in a plantation-shuttered master-suite, and endless adaptability in a ground-floor guest or alternative master-suite (with ensuite-access) – equally perfect as a second living zone (with bi-folds to the front garden), or business-at-home office (with separate entry). Appointed in up-to-the-minute style against a backdrop Hamptons styling, this just-completed home features a state-of-the-art kitchen with 900mm Bosch range and integrated Inalto dishwasher, a deep butler's pantry (with plumbed fridge space), and fully-tiled concrete-style bathrooms including a deluxe dual-vanity ensuite with private WC. Prestige styled with sleek stone benchtops (even for the butler's pantry and laundry), wideboard oak floors and streamlined block-out blinds), the home's interiors are endlessly elegant with deep-corniced ceilings rising up to 2.7m on the ground floor, tall 2.34m doors and finely-fitted built-in and walk-in robes. High-tech by design with a 4.8kW solar system, Lumi LED downlights, triple zone climate control (including the master-suite), Humidistat exhaust fans to Bathrooms and alarm security. The home is acoustically engineered with double-glazing, Soundstop insulation and plasterboard and Hebel construction over both storeys to the rear. Perfectly utilising a rare dual-frontage block with rear two car parking including auto-garage, the home is set in a creative lawn-free landscape designed by Jodie Roach and executed by Gill's Landscaping with a 4000L tank plumbed to toilets and front garden. Surrounded by grand period homes on the edge of Patterson Village, even the location combines timeless appeal and up-to-the-minute amenity – with North Ave playground almost at the door, the station within 100 steps, the cafes, boutiques and groceries of Patterson village around the corner, and Victory and Halley Parks plus great schools including Our Lady of Sacred Heart within a walk.