

**705 Warrigal Road, Bentleigh East, Vic 3165**



**House For Sale**

Tuesday, 23 April 2024

705 Warrigal Road, Bentleigh East, Vic 3165

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 610 m2**

**Type: House**



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## Private Sale \$1,050,000 - \$1,150,000

A testament to the charm and elegance of yesteryear, this tasteful family haven is a harmonious blend of quality old-school craftsmanship and vibrant urban convenience, offering endless potential for savvy buyers with its solid bones and exceptional connectivity. Commanding attention with its unique Art Deco-inspired facade and intricate wrought-iron porch, the home rests on a sizeable 611sqm block (approx.), presenting a generous frontage that measures over 15m. This is a property that provides its new owner with many avenues to explore, whether you're looking to simply enjoy the vintage glamour, rent it out with ease, add to the recent refresh, redevelop the block (STCA) or turn the home into business premises. Upon stepping inside, the welcoming mid-century interiors are awash with natural light, revealing ornate cornices, solid stucco walls and sweeping curves that accentuate the space with their softness and grace. The oversized living/dining room benefits from airy high ceilings and plush carpet in a calming neutral tone, while savouring its cosy brick-surround fireplace and timber double doors with their chic geometric glass. Culinary dreams come to life in the adjoining timber kitchen, which has been updated with stylish floating floors, providing endless storage for the aspiring chef's must-have ingredients alongside functional retro appliances. The glorious rear sunroom is the perfect space for curling up with a good book or sipping on a peaceful cup of tea, gazing out peacefully to the lush verdant tones of the expansive easy-care backyard. Adding to the home's masterful design, the three bedrooms encourage a restful night's sleep, encompassing generous proportions and built-in robes with space for desks and dressing tables. Placed at the centre of the flowing floorplan, the revamped bathroom has been carefully refreshed with crisp white tones, a modern timber vanity and sleek black accents, complementing the original terrazzo floors and decorative cornices. Working together to cool the home during summer and provide warmth during winter, ducted heating unites with split-system air conditioning, while practical extras include a spacious laundry with storage, a convenient powder room, a double garage and abundant off-street parking. Life in this prime pocket of Bentleigh East places its residents within a stroll of highly regarded Coatsville Primary School and South Oakleigh Secondary College, while within walking distance of The Links and Huntingdale Golf Club. It's also close to Oakleigh Central and Moorabbin Hospital, as seamless commuting is covered courtesy of Huntingdale Station, local bus routes and several major roads. Meticulously maintained, this is a home that transcends the ordinary with its aura of refinement. Explore the possibilities on offer and contact us today for a priority inspection.

**Property Specifications**

- Large living/dining room with curved walls, brick fireplace, stucco walls and timber accents
- Three spacious bedrooms with built-in robes, versatile rear sunroom with louvre windows
- Solid timber kitchen with floating floors, electric oven and grill, electric cooktop
- Refreshed bathroom has a bath and separate shower, standalone w/c, large laundry
- Ducted heating, split-system AC, ornate cornices, high ceilings, neutral carpet
- Sizeable garden with fruit trees, double garage with storage, gated off-street parking

For more Real Estate in Bentleigh East, contact Coco Ma Real Estate TODAY! Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.