

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

**Harcourts**

**House For Sale**

Saturday, 4 May 2024

749 Warrigal Road, Bentleigh East, Vic 3165

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 645 m2**

**Type: House**



Miles Chen  
0395705888



Tony Che  
0395705888

**\$955,000-\$1,050,000**

Situated on 645sqm (approx.) land, this allotment provides multiple options for the new owner to renovate, rebuild or develop to two dwellings. This exceptional opportunity cannot be missed as it is located within the popular Coatesville Primary School zone (STSA), and close to major local shops and parks. Strategically nestled in one of East Bentleigh's finest pockets, this home brings a bright future. • 13 Mins' walk to Ward Avenue Kindergarten • 20 Mins' walk to Hughesdale Primary School • 17 Mins' walk to South Oakleigh College • 11 Mins' walk to The Links Shopping Centre • 8 Mins' walk to The Metropolitan Golf Club • 11 Mins' walk to Bus stop 903 to Chadstone Shopping Centre, Homes Glen TAFE, Box Hill Central and Doncaster Shopping town • 25 Min's walk / 5 Mins' drive to Huntingdale Train Station • 8 Mins' drive to Chadstone Shopping Centre • 8 Mins' drive to Clayton Station and shops 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 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 check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>