

**764 Centre Road, Bentleigh East, Vic 3165**

**Sold House**

Thursday, 12 October 2023

woodards 

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 585 m2**

**Type: House**



Ben Quigley  
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**\$1,120,000**

This single level home offers more than just immediate comfort, it's a launchpad for a myriad of future possibilities. Set on a generous 585 square metre allotment (approx), it delivers an inviting haven today and a blank canvas for tomorrow, be it for renovation, renting out, or a comprehensive redevelopment (STCA). Set within the Bentleigh East medical precinct, the meticulously maintained interior features a welcoming lounge, a separate dining room and a functional kitchen, complete with an adjoining casual meals area. With three generously sized bedrooms, each fitted with built-in robes, a central bathroom and a separate laundry, the home is move-in ready. Alternatively, consider letting it out as you contemplate the various avenues for future improvement, whether that's a contemporary makeover or embarking on a grand redesign into one or potentially two luxury homes (STCA). Additional amenities include ducted heating, a gas heater in the living room, and an air conditioner in the dining room. A single car garage and a relaxing rear deck overlooking the vast backyard complete the features. If renovation is your calling, the ample land size provides the flexibility to reimagine the space. Think open-plan living, a chef's kitchen, or even additional bedrooms. Those considering redevelopment will appreciate the property's prized zoning for both Coatesville Primary and Bentleigh Secondary College. Adding to the location's allure is its close proximity to St Peter's Primary School, Bentleigh Village and Station, bus routes, Bailey Reserve and Centenary Park. 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.