

**9/1-3 Anderson Street, Bentleigh, Vic 3204**



**Unit For Sale**

Tuesday, 28 May 2024

9/1-3 Anderson Street, Bentleigh, Vic 3204

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



John TsuiPo  
0438336456



Leon Gouzenfiter  
0422339791

**\$720,000 - \$790,000**

Nestled at the rear of a serene & well-maintained block, this bright & spacious villa is just a few minutes' walk from Patterson Train Station, Patterson Road shops & cafes & Halley Park. It is also conveniently located near the Centre Road shopping strip with a selection of excellent schools nearby. The charming villa features a generous living & dining area overlooking the private rear courtyard, an updated eat-in gourmet kitchen with stainless-steel appliances & two spacious bedrooms with built-in robes. The central bathroom includes a bath & separate shower, complemented by a separate toilet. Additional amenities include a full-size laundry, a low-maintenance paved courtyard, a single garage with automatic entry & a second tandem car space in front, a reverse cycle air conditioner, polished timber floors, external blinds & extensive internal storage. A desirable downsizer, starter or investment, this property offers superior single-level convenience.