

**9/45 Elizabeth Street, Bentleigh East, Vic 3165**



**Townhouse For Sale**

Wednesday, 22 May 2024

9/45 Elizabeth Street, Bentleigh East, Vic 3165

**Bedrooms: 3**

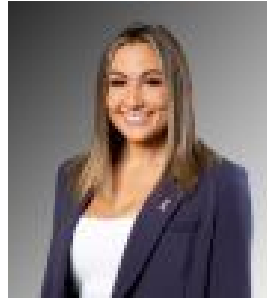
**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Sam Maley  
0395639933



Felicity Locandro  
0395639933

**\$1,150,000-\$1,190,000**

Enjoy an effortless life of convenience in this stunning three-bedroom retreat in a prized location in the heart of a vibrant community, where convenience meets comfort. This charming property offers more than just a place to live – it provides a lifestyle of ease and enjoyment. Nestled within walking distance to lush parks, trendy shops, and cozy cafes, every day is an opportunity to embrace the best of urban living with walking distance to every lifestyle amenity. This sparkling home spans two light-filled levels, with the ground floor designed for open plan ease. Stylish floorboards extend throughout the spacious living and dining zone, with glass sliding doors revealing a tranquil courtyard and patio for outdoor entertaining. Cooking is a pleasure in the deluxe contemporary kitchen flaunting Bosch five-burner cooktop, oven and dishwasher, with glass and window splashbacks adding to the appeal. A study nook, laundry and powder room are also located on the ground floor for convenience. Plush accommodation is assured with three first-floor bedrooms all with built-in robes, with the lavish main also featuring a fully tiled ensuite, while the stunning family bathroom includes a freestanding bath, walk-in shower, twin vanity and toilet. Also included, an abundance of storage, heating, cooling and offers two car spots plus additional off-street parking. Exceptionally located, stroll to the vibrant Centre Road shopping precinct, visit the vast array of local parkland & reserves like Colins Street Reserve, King George Memorial Reserve, McKinnon Reserve, enjoy an easy commute with buses & trains nearby, and walk to local schools including Bentleigh Secondary, Tucker Road Primary. Conveniently located within a short drive from premier shopping destinations and recreational facilities, this property offers easy access to a world of entertainment and convenience. Just a quick drive away, you'll find yourself at Chadstone Shopping Centre, Southland Shopping Centre, and GESAC, where endless shopping, dining, and leisure options await.