

**9 Yawla Street, Bentleigh, Vic 3204**

**buxton**

**House For Sale**

Friday, 23 February 2024

9 Yawla Street, Bentleigh, Vic 3204

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Noel Susay  
0450069506



Tara Flynn  
0422936539

**\$2,700,000**

A modern sanctuary that effortlessly caters to family relaxation as well as grand-scale entertaining, this exceptional 4-bedroom, 3-bathroom home is a setting tailor-made for those accustomed to the best in quality, sophistication and lifestyle. Gracing a generous yet easy-to-maintain north-facing allotment, the home is the very definition of family excellence, with accommodation that has been finished to impress. Upon entry, an extra-wide entrance hall beckons guests inside to warm & welcoming interiors that include a formal lounge centred around a cosy gas fireplace, as well as a vast open plan living/dining zone which is bathed in streams of northerly sunshine whilst taking in calming pool views. Perfectly positioned for either indoor hosting or out on the sheltered alfresco deck, the sophisticated Epicurean kitchen is equipped with premium stainless steel appliances and stone surfaces while lots of storage & preparation space – including a handy butler's pantry – will please the main chef of the family. All four bedrooms are positioned upstairs along with a genuine lounge with dedicated study area. The master bedroom is a retreat in every sense and has the luxury of a hotel-inspired ensuite and walk-in robe while a light-filled main bathroom services the remaining bedrooms. A third bathroom can be found on the ground-floor for the convenience of guests; also offered are zoned ducted heating & cooling, a full laundry with shopper's entrance, an alarm, built-in barbeque and double auto garage with invaluable workshop area. Moments to Centre Road shopping and dining attractions, this prized Bentleigh address is near Allnutt Park, the train station, bus stops and various well-regarded schooling options – including Bentleigh West Primary and the zoned Brighton Secondary College. For more information about this modern family sensation contact Noel Susay on 0450 069 506 at Buxton Hampton East.