

**9a Marquis Road, Bentleigh, Vic 3204**



**Townhouse For Sale**

Wednesday, 22 May 2024

9a Marquis Road, Bentleigh, Vic 3204

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 395 m2**

**Type: Townhouse**



Harrison Mosley  
0423194302



Rebecca Beacall  
0370328555

## **Auction | \$1,550,000 - \$1,650,000**

Located in a sought-after residential quarter within walking distance of local schools & public transport, this four-bedroom Thomas Archer home delivers incomparable executive luxury with a generosity of space, sophisticated style and enviable low maintenance convenience. Life unfolds across a substantial lounge & dining domain as a bank of full-width sliding doors open the living areas onto a beautifully-framed alfresco setting. An elevated lawn sits alongside a high garden wall and invites you out onto the basketball court. Prefaced by a central island which joins dining with entertaining, the gourmet kitchen boasts a stone waterfall finish, premium appliances, high-capacity cabinetry, and a fully-fitted butler's wing around the side. Accommodation requirements are met by a ground floor guest bedroom with BIR and adjoining bathroom joined above by two bedrooms with BIR intersected by a second bathroom, and a master bedroom with wall-length WIR and ensuite. Further features of this fantastic family home include rear north-facing perspectives, an upstairs living zone,, central heating & cooling, oversized living spaces, and fully-tiled bathrooms. Conveniently located within walking distance of both Patterson and Moorabbin train stations, this property enjoys the added convenience of close proximity to local sports fields, Waves Leisure Centre, Highett main strip, and the elite eastern private school belt. Zoning is for Tucker Road Bentleigh Primary School & Bentleigh Secondary College.