

9a Small Road, Bentleigh, Vic 3204



Townhouse For Sale

Friday, 19 January 2024

9a Small Road, Bentleigh, Vic 3204

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Townhouse



Nick Renna
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Eileen Bell
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\$1,400,000 - \$1,500,000

Expressions of Interest Closing Thursday 15th February at 4.30pm
Epitomising contemporary elegance with its flawless presentation, this executive town residence melds high-end luxury with family function for a seamless, low-maintenance lifestyle. The expansive living and dining room is framed by two sets of bi-fold doors, effortlessly fusing indoor and outdoor spaces. These dual sets of bi-fold doors open up to a sunlit north-facing wraparound deck, perfect for alfresco dining and entertaining, overlooking a north facing garden. The modern kitchen is adorned with stone benchtops, a 900mm oven, gas cooktop and dishwasher. A walk-in pantry provides ample storage, while the island bench doubles as a breakfast bar, becoming the heart of the home during casual meals. The downstairs main bedroom with ensuite and walk-in robe is a testament to the impeccable design, that it meets the needs of those contemplating sophisticated downsizing without compromising on space or luxury. On the upper level, three generously sized bedrooms await, including a second main bedroom with its own ensuite and walk-in robe. This level also showcases a versatile retreat for kids' leisure activities or relaxing and unwinding, complemented by a spacious family bathroom with a separate bath and shower. Additional amenities encompass a dedicated study nook, guest powder room, laundry, ducted heating and refrigerated cooling, floorboards, under-stair storage, hallway cupboard, energy saving solar panels, and a single remote garage with the convenience of internal access. Centrally heated and air-conditioned over two zones with a functionally fitted laundry, great storage including built-in robes and auto-garage plus parking on an exposed aggregate driveway, everything has been thought of here. Positioned just a stone's throw from Halley Park, and within easy reach of Tucker Road Primary, OLSH College, St Paul's Primary, Patterson Station, local buses, Bentleigh Village, Southland. The wonderful, family friendly location further enhances its allure