

202/451 South Road, Bentleigh, VIC, 3204



## Apartment For Sale

Thursday, 22 August 2024

202/451 South Road, Bentleigh, VIC, 3204

**Bedrooms:** 2

**Bathrooms:** 2

**Parkings:** 1

**Type:** Apartment



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## Contemporary Living in a Lifestyle Location

Uncompromising on size at approx 80sqm of internal living and 8.6sqms balcony, this 2 bedroom 2 bathroom, open plan apartment is superbly designed & beautifully presented to enhance a modern and low maintenance lifestyle.

Step into the house sized hallway and enjoy the high ceilings & quality floors. The northern oriented open plan living, dining and kitchen area with sliding stacker doors blends seamlessly into your private full width terrace. The builders did not skimp on this complex with the kitchen featuring quality Smeg appliances including cooktop, oven and concealed dishwasher. The generously sized master bedroom features a luxe en-suite. Both bedrooms contain mirrored robes offering plenty of storage and ceiling fans to keep the air flowing.

Additional apartment features include split system heating & cooling, double glazed tinted windows, Euro laundry, storage cage & secure parking. The complex itself is only low density with 12 apartments in total, with lift access making those grocery trips nice and easy.

Just a 3 minute walk to Moorabbin Train Station & shopping village, a few minutes drive to the Centre Road Bentleigh cafe & retail strip, buses at your doorstep, Southland & Chadstone Shopping Centres just a short drive away as are Bayside's beaches, parks and reserves. This home is perfect for first home buyers, investors, downsizers, commuters or those looking for that easy living lifestyle.

INVESTORS: EXPECTED RENTAL RETURN \$400 - \$440PW. Also, the vendors could stay back and rent the property back for 12 months so you have a tenant ready to go.

### PLEASE NOTE:

\*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.

\* Photo ID required at all open for inspections