

**129 Patterson Rd, Bentleigh, VIC, 3204**

**House For Sale**

Friday, 30 August 2024

**JellisCraig**

129 Patterson Rd, Bentleigh, VIC, 3204

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## **A Premier Corner with a Charming Clinker**

Seize the opportunity to secure one of the last remaining corner blocks in the prime Patterson pocket of Bentleigh. A substantial site of 611 sqm approx. with a north facing rear orientation and crossover in Hobart Street, it's a recipe for success to utilise the two street frontages to develop the land ensuring all homes have individual addresses or a grand new build (Subject to Council Approval). An asset to live in or rent out as you get your plans in place, the current clinker brick home enjoys a wide entry foyer, lovely lounge and dining rooms, a retro kitchen, three varying size bedrooms (main with robes), an original bathroom, separate laundry, reverse cycle air conditioning, plus a versatile studio/storage room and double garage in the large north facing backyard. In this popular pocket, metres to the bus stop, a short walk to OLSH College, Patterson station and adjoining shopping hub, the café alternatives in Tucker Road, delightful Halley Park, Tucker Road Bentleigh Primary School, St Paul's Primary School and Bentleigh Hodgson Reserve with its fantastic sporting facilities. Moments to Bentleigh Secondary College and Centre Road's array of restaurants, shops and services.