

# 17 Pell Street, Bentleigh East, Vic 3165

SLATER & LEVIN

## House For Sale

Tuesday, 2 July 2024

17 Pell Street, Bentleigh East, Vic 3165

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 326 m2

Type: House



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**\$1,150,000-\$1,250,000**

Live a life of low maintenance bliss in this sun filled 3 bedroom 2.5 bathroom freestanding home. Loving the northern sunlight, this radiant residence highlights a beautiful living and dining area with parquet floors and a glistening family kitchen with Electrolux dishwasher and glass splashbacks. The open plan space extends outside onto an updated alfresco deck that captures the full essence of the northern sun. The downstairs main bedroom (walk in robe and fully appointed ensuite) adds desirability to the floorplan, while a powder room and generous laundry add practicality. Head upstairs to find 2 further large bedrooms with built in robes and a spotless bathroom. In a mod grass landscape, this easy care haven is complete with quality blinds, ducted heating, 2 reverse cycle air conditioners, ducted vacuum, instant hot water, ample storage and internal access to an auto garage. Two doors from the playground reserve, a short walk to Hughesdale Primary School, Argyle Reserve, Mackie Road shops and a choice of buses, while moments to the golf course elites.