

**205 East Boundary Road, Bentleigh East, Vic 3165**



**House For Sale**

Tuesday, 2 July 2024

205 East Boundary Road, Bentleigh East, Vic 3165

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 3**

**Area: 671 m2**

**Type: House**



Jacob Kingston  
0401631550



Julian Millman  
0412713121

**\$1,250,000 - \$1,375,000**

Instantly appealing for its sought after location, versatile opportunity & desirable parcel of land. You can do just about anything you want with this neatly presented single level 1950's weatherboard classic, sitting on a substantial 671m<sup>2</sup>\* of prime land in the heart of Bentleigh East & sure to interest many! The combination of location & land size make this a genuinely enticing prospect with many options to secure a rewarding future. It could easily accommodate a modern addition into townhouses, units or a luxurious family home (STCA) but meanwhile is liveable or rentable as is. Featuring a large front garden, generously sized lounge, dining room & additional living/sitting room, a functional spacious kitchen with meals area enjoying access to a massive rear garden, main bedroom with built-in robes & ensuite, second bedroom & central bathroom. Other features include split system heating/cooling, separate laundry, large garage with storage space & additional off street parking in the driveway. This fabulously located property is close to the best the area has to offer – within the Valkstone Primary School zone, close to beautiful parklands, Gesac & vibrant Centre Road shopping strip. A location that truly speaks for itself! \*Approximate Title Dimensions.