

**35 Jasper Road, Bentleigh, VIC, 3204**

**House For Sale**

Tuesday, 1 October 2024

**JellisCraig**

35 Jasper Road, Bentleigh, VIC, 3204

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **A Period Prize with Exciting Potential**

In beautiful park like gardens, this open and airy 3 bedroom 2 bathroom timber Edwardian rests on a prolific 736sqm approx. corner block. A cherished centurion with influencers of a Californian Bungalow style, 'Rivendell' showcases its early origins with its enchanting façade, 3.3m approx. strapped ceilings, Baltic pine floorboards and sash windows. Enjoying a return verandah with traditional fretwork, it reveals an impressive central hallway, an engaging open lounge with bay window, an adjoining dining area with wood burning fireplace, a flexible family area forming around the L-shaped granite kitchen (900mm stainless steel stove), 3 good size bedrooms including 2 with built in robes, an immaculate bathroom and a hybrid laundry/2nd bathroom. The covered deck and brick paved patio are your casual spaces to sit and entertain amidst the verdant rear garden with blossoming colour popping from the Forest Pansy, Japanese Wisteria and Boston Ivy. Quiet inside with retro fit double glazing in the front rooms, this peaceful home provides ducted heating, reverse cycle air conditioning, ceiling fans, an alarm, 2 water tanks and a double auto garage accessed via Werona Street. As an alternative, you could explore the clear potential for redevelopment on this prized corner (Subject to Council Approval). A pleasant stroll through the back streets to Patterson Road's gentrified shopping strip and train station, close to delightful Halley Park, OLSH College and Moorabbin Central, while in the zone for Bentleigh West Primary School and Bentleigh Secondary College.