

**37 Edinburgh Street, Bentleigh East, Vic 3165**



**Sold House**

Wednesday, 4 October 2023

37 Edinburgh Street, Bentleigh East, Vic 3165

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 584 m2**

**Type: House**



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**\$1,400,000**

Positioned for ultimate convenience within an in-demand neighbourhood and delivering an exceptional family lifestyle, here's your opportunity to enter into this fantastic spot and really make your mark! Offered for the first time since its 1950's build and loved by generations of the same family, this classic brick, 3 bedroom home boasts a prized northern facing rear on an enticing 584sqm parcel of land. Freshly painted throughout, featuring high ceilings, picture rails and timber floors. A wide entrance hall leads to two living areas providing plenty of room for the family. The open plan lounge and kitchen with a glass sliding door to the backyard, enjoys streams of sunlight, a timber clad feature wall and a ceiling framed by timber beams. Kitchen with breakfast bar, plenty of cupboard space and a ceiling fan over the lounge. Additional features include; 'LG Art Cool' split systems providing heating and cooling in both living areas. A beautifully maintained backyard, framed by established shrubs and trees including a productive lemon tree, plenty of lawn for the kids to play and a great sized garden shed. You've got considerable options here. Immediately enjoy its comfortable 3 bedroom layout while you make plans to reinvigorate, extend or start again with your own tailor-made design. Alternatively, subdivide, subject to council approval and capitalise on the plot's fantastic, amenity rich location. Centrally located for convenience with bus stops around the corner and an extraordinary array of family amenities within walking distance; Mackie Road coffee, bakery and deli, Coatsville Primary and Mackie Rd reserve playground and tennis club all an easy walk. The family fun continues with the Glen Eira sports and aquatic center / GESAC, one of Australia's premier sports and aquatic facilities also walking distance as is Centre road's shops, cafe's and Foodworks. Oasis bakery and Mediterranean supermarket a short stroll. It's a quick drive to Chadstone and Southland or jump on the Mackie Rd bus and skip the queue for parking. With train stations also nearby, everything is covered in this fantastic locale! Zoned for Coatsville Primary and Bentleigh Secondary College with St Bede's college, Sacred Heart Girl's College, Kilvington Grammar and more top primary and secondary schools and a choice of kindergartens and childcare nearby. For all enquiries please contact Andrew Plousi 0411 799 023 Hodges Mentone/Chelsea. Live Streaming via GAVL Hodges clients have the opportunity to watch live property auctions. Register to watch through [www.gavl.com](http://www.gavl.com) or copy & paste the property link: <https://x5u9a.app.goo.gl/cNtn> To be able to watch online, you must download the free GAVL App.