

# 43 George Street, Bentleigh East, Vic 3165

## House For Sale

Wednesday, 10 July 2024



43 George Street, Bentleigh East, Vic 3165

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 397 m2

Type: House



Myron Ching  
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**\$1,200,000 - \$1,320,000**

Located in the most desired pocket of Bentleigh East, this stunningly renovated four bedroom, two bathroom freestanding home on approx. 397sqm of land offers a perfect blend of space, functionality and sustainability. Prime location in highly sought after pocket of McKinnon School Zone, following the opening of the East Campus. This property is perfectly situated in between both campuses, allowing for easy walking access. McKinnon Primary School is also within walking distance as are the many parks and sporting facilities, such as Duncan Mackinnon Reserve and GESAC. It's also conveniently located with easy access to shops, cafes, and public transport. Move in ready & eco-conscious, enjoy the benefits of light filled open living areas, a modern kitchen with butler's pantry, and high quality finishes throughout. The eco-conscious design incorporates all electric appliances (Smeg kitchen, air conditioning, hot water), double glazed windows, and rainwater tank for energy efficiency. Functional layout with mudroom access from carport, bathtub in main bathroom, central living area and powder room for guests. Spacious master bedroom features walk in wardrobe and double basin ensuite. The additional bedrooms are also generous in size, perfect for a growing family with ample space for study desks in each. The orientation has been designed around the North facing aspect to maximise natural light to the living areas and courtyard, whilst maximising energy efficiency for bedrooms on the South of the home. Entertain with the open plan design seamlessly connects the living, dining, and kitchen areas, perfect for hosting family and friends (with nearby powder room). Light and bright timber floors and ample natural light create a warm and inviting atmosphere. Relax and entertain in the fully secured, private landscaped garden featuring a large deck and ample space for children and pets.