

**8 Hinkler Ave, Bentleigh East, VIC, 3165**

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**House For Sale**

Monday, 26 August 2024

8 Hinkler Ave, Bentleigh East, VIC, 3165

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Superb Position On Potential 805 sqm Approx.**

Discover the endless potential for this charming property offering opportunities for astute investors, developer or families wanting to build their dream home (STCA Subject To Council Approval).

Featuring 3 bedrooms, 1 bathroom, sunroom, and a garage, this home provides a solid foundation for comfortable family living. Situated on an expansive 805 sqm approx. lot, this property offers the unique potential to build two oversized town residences (STCA Subject To Council Approval) making it an enticing for those looking to maximize the property's value or create an extended living space for family.

Located in a family-centric neighborhood, the property is within close proximity to various amenities, including the esteemed Tucker Road Bentleigh Primary School, convenience of a nearby bus stop and local shops ensures effortless access to daily essentials, with Dega Avenue Park and the King George VI Memorial Reserve, providing ample green spaces for outdoor activities and leisurely strolls, perfect for quality family time and Holmesglen Institute of TAFE is within easy reach. Just a short drive to Bentleigh Secondary College, proximity to Bentleigh station, Brighton Beach and indulge in a shopping experience at Chadstone Shopping Centre, a premier destination offering a wealth of retail outlets, entertainment options, and dining experiences.

Contact Kosal today to explore the endless possibilities this property has to offer and take the first step toward securing your future!

Currently leased.

Terms: 10% deposit

Balance: 90 days

Photo ID Required for all Inspections

All Enquiries must include a telephone contact number