

# 12A Brady Road, Bentleigh East, Vic 3165

FLETCHERS

## Townhouse For Sale

Wednesday, 26 June 2024

12A Brady Road, Bentleigh East, Vic 3165

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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## 1,200,000- 1,300,000

Located in a welcoming and highly sought-after residential pocket, this intelligently conceived, beautifully finished, and instantly inviting home creates a new category of family excellence. A lounge and dining domain expresses the desire for relaxed entertaining with a free-flowing design that opens out along two walls to an undercover deck and stunning, east-facing poolside oasis - perfect for when the weather begins to warm up once more. Framed by wraparound preparation benches, the homemaker kitchen presents with breakfast bar, pendant lighting, floating cabinetry, walk-in pantry, and stainless-steel appliances. Accommodation comprises a ground floor parents' bedroom with WIR & ensuite joined above by two bedrooms with BIR and bathroom intersected by a central lounge with kitchenette. Features include an internal access garage, study nook, guest powder room, spa bath, ceiling fans, and central heating & cooling. Prestigiously positioned, local landmarks include Karkarook Park, Moorabbin station village, Moorabbin Hospital, Moorabbin Super Centre, and the beautiful Yarra Yarra Golf Course. Seamless indoor-outdoor entertaining East-facing backyard Modern material palette Living zones on both levels