

9A Ludwell Crescent, Bentleigh East, Vic 3165



Townhouse For Sale

Wednesday, 26 June 2024

9A Ludwell Crescent, Bentleigh East, Vic 3165

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Townhouse



Nick Strilakos
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Daniel Seyran
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Auction (\$1,350,000-\$1,450,000)

Exuding designer style and modern sophistication, this double storey townhouse promotes lifestyle perfection with its beautiful array of living zones, high-end trimmings and tranquil outdoor entertaining. Introducing a fabulous free flowing design, the residence immerses you in luxury from the moment you step foot inside, with high square set ceilings and wide format tiles guiding you past the large study zone to the spacious open plan living, dining and kitchen, complete with stone benchtops, mirrored splashbacks, Technika induction cooktop, Westinghouse oven and dishwasher, soft-close cabinetry, undermount sink, island breakfast bench plus butler's pantry. Adding to the home's open plan concept, sliding doors can be pulled back to provide a seamless connection out onto the entertaining deck and low-maintenance yard with lawn and garden shed. Rising upstairs, a superb retreat complements the three of the four robed bedrooms, master with fitted walk-in-robe and ensuite with dual vanities, further complemented by a fully tiled family bathroom with rainfall effect shower, freestanding tub, toilet and stone vanity. Perfect for downsizers or guests, the fourth bedroom is located on the entry level and boasts built-in-ropes and a matching ensuite. Notably appointed with a powder room, laundry, split system heating/air conditioning, high ceilings, alarm, LED downlights, single garage with internal access plus a driveway car space. Nestled in a very quiet and peaceful street, moments from the Links Shopping Centre, Mackie Road shops, St Peter's Primary, St Bede's College, Coatesville Primary, Bentleigh Secondary, parkland, Yarra Yarra Golf Club and trains, whilst offering easy access to both Chadstone and Southland Shopping Centres. Photo ID required at all open for inspections. Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained in this document is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence checklist provided by Consumer Affairs. Click on the link for a copy of the due diligence checklist from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>