

**9B Marquis Road, Bentleigh, VIC, 3204**

**Townhouse For Sale**

Tuesday, 1 October 2024

**JellisCraig**

9B Marquis Road, Bentleigh, VIC, 3204

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: Townhouse**

## Be Impressed by the Space and Quality

A testament to Thomas Archer prestige on an oversized north facing allotment of 392 sqm, this outstanding four bedroom three bathroom family town residence takes your expectations of standard to the next level. Welcomed by a magnificent double height entry void, this brilliant home goes above and beyond, featuring a huge barn style sliding door to the versatile downstairs bedroom (built in robes), a deluxe adjoining bathroom (marble mosaic feature), a fabulous laundry (chute) and a concealed study nook. Step up into the sensational north facing open plan living and dining area and get set to entertain around the impressive kitchen with its Ilve appliances (900mm stovetop), walk in pantry and wide fridge space with plumbing. Head upstairs to find three appealing bedrooms (main with deep walk in robe and sumptuous, others with built in robes), a relaxed second living space and a fully appointed family bathroom. Two rows of manicured lilly pilly hedges create a magical sense of seclusion and privacy in the north facing rear garden where you can entertain on the sun soaked deck or kick a ball on the deep elevated lawn. Flexible to suit your family's needs, this exceptional home is appointed with an imposing entry with a 6m high void, European Oak floors, zoned ducted heating/air conditioning, ducted vacuum, designer lighting, solar hot water and a high span auto garage on an exposed aggregate driveway. With the promise of an upcoming park development around the corner, you'll love the community and closeness to family amenities including Tucker Road Bentleigh Primary School, Halley Park, Patterson Road shops, Patterson station and OLSH College.