

2/142 East Boundary Road, Bentleigh East, Vic 3165



## House For Sale

Saturday, 2 March 2024

2/142 East Boundary Road, Bentleigh East, Vic 3165

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 104 m2

Type: House



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**\$440,000-\$480,000**

Taking up a prime position in this modern, beautifully maintained complex of just 4, this standalone one-bedroom property offers a truly rewarding lifestyle experience on the cusp of it all - and just might be your very best opportunity to leap onto the property ladder, downsize without compromise or invest in this thriving address that has no body corp charges! The cosmopolitan bustling of Centre Road shops, eateries and cafes is literally across the road; GESAC, Bailey Reserve and Bentleigh Secondary College are a few hundred metres walk; Monash Health, Holmesglen Private Hospital, Holmesglen TAFE campus, and everything else you'll ever need is just a short walk, bus ride or drive away. With the largest, north-facing courtyard and the biggest single-bedroom floor plan in the development, Unit 2 is absolutely the pick of the bunch. Brightly lit, spacious interiors, high-quality fittings, fixtures and appliances, 2 split system air-conditioning units, double glazed windows, double block-out/privacy blinds, European laundry, timber flooring and stone surfaces. A single car park in front, and the potential to gain drive-in access to park the trailer, motorbike or a small boat. A practical layout comprising one extra-large bedroom with a walk-in robe and a built-in study nook, and ensuite access into the beautiful two-way bathroom. Quality stone-top kitchen with Blanco oven, gas cooktop, a range hood & dishwasher, and generous, light-filled living and dining with full-length windows and double doors overlooking and opening to the well-proportioned courtyard with plenty of space to entertain, explore your green thumb or tinker about with a new hobby. Whether it's the city or the beach you're reaching for, exploring nature trails or giving the credit card a workout at nearby Centre Road, Southland or DFO, it's all within an easy walk, bus, ride or drive away. Please note, this property had previously approved plans to extend to add 2 extra bedrooms & a bathroom. Future potential for adding an extension STCAPLEASE  
NOTE: \*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.\* Photo ID required at all open for inspections