



12B Mortimore Street BENTLEIGH VIC 3204

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\$1,170

Date available: 12 May 2025

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## IMMACULATELY DESIGNED TOWNHOUSE IN A FAMILY FRIENDLY LOCATION

This architecturally designed townhouse offers an abundance of natural light, exceptional style, and quality craftsmanship. With a generously sized backyard, it's the perfect family home, offering ample storage and space for everyday living. Situated in a peaceful, family-friendly neighbourhood, this home is within close proximity to transport, shopping centres, and sporting facilities, making it the ideal choice for a convenient and comfortable lifestyle.

Features Include:

Downstairs:

- Wide, welcoming entry hall featuring stunning engineered timber flooring and built-in storage cupboards
- Spacious open-plan study at the front of the home, offering a quiet space to work or study
- Downstairs bedroom with built-in robes and full ensuite – ideal for guests
- Separate powder room for added convenience
- Laundry with generous storage, quality benchtops, and internal access to the garage
- Expansive living areas with seamless flow between kitchen, dining, and living spaces, all overlooking the beautifully landscaped gardens and outdoor decking
- Fully appointed kitchen featuring stainless steel SMEG appliances, including a gas stovetop, electric oven, dishwasher,

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Caesarstone benchtops, abundant cabinetry, and a walk-in pantry

- Glass sliding doors open to an entertainer's deck, perfect for hosting, while the private backyard is complemented by a water tank and clothesline
- Single remote garage with internal access, external access to the backyard, and an additional parking space in the driveway

Upstairs:

- Fully carpeted upper level with beautifully tiled bathrooms
- Family retreat area or second living zone
- Master bedroom suite with a walk-in wardrobe
- Spacious ensuite with his and hers basins, cabinetry, towel rail, and shower
- Two additional well-sized bedrooms, both with built-in robes
- Convenient hallway storage with a built-in linen cupboard
- Central bathroom with a separate bath and shower, plus a single basin vanity unit
- Separate powder room

Additional Features:

- Split system heating and cooling throughout for year-round comfort
- Alarm system for added security
- NBN ready\* for seamless internet connectivity

This outstanding home offers a sensational lifestyle in a sought-after location. Don't miss out on the opportunity to secure this incredible townhouse for your family.

\*Please note: NBN infrastructure has been installed by the builder at the front of the property and is ready for connection to the NBN network. We recommend enquiring with your preferred network provider regarding availability and connection timeframes.

Looking to inspect this property?

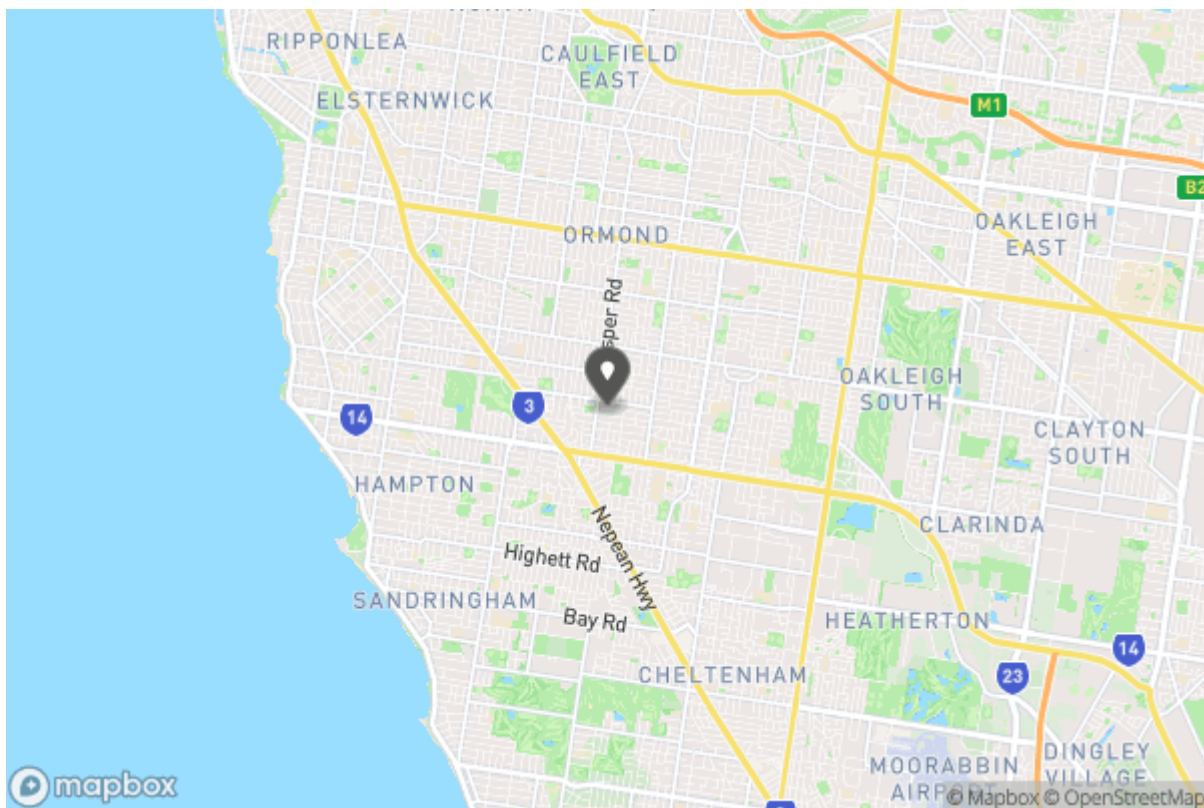
Click on the "Book Inspection" button, provide us with your contact details and you are registered and ready to go! Where there are no set advertised inspections, or the times listed don't suit, click on the "Request an Inspection" button, pop in your contact details and we will be in touch to arrange an inspection. Please ensure that you register for inspections. If no one registers for an inspection time, the inspection may not proceed. Plus, by registering you will be automatically advised of any changes, updates, cancellations or future inspections.

# Gallery





# Location Map



# Floor Plans

12B Mortimore Street, Bentleigh





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## Why Book with Metropole Melbourne

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=metropolemelbourne&uniqueID=IRE2619771>