



13A Marriot Road Bentleigh VIC 3204

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\$800

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Contemporary Comfort Meets Easy Living in Bentleigh

Welcome to this inviting single-level residence where fresh updates and a clever layout make everyday living wonderfully simple. Recently repainted and recarpeted, the home feels instantly bright and welcoming from the moment you step inside.

The main bedroom is positioned at the front, complete with a walk-in robe and ensuite, offering a calm retreat away from the bustle of the home. Two additional bedrooms sit in their own dedicated zone alongside the main bathroom and separate toilet creating the ideal separation for families or guests.

The heart of the home unfolds into a spacious living and dining area, designed to draw in natural light and provide an airy, open feel. The practical kitchen has gas cooking, a wall oven, dishwasher and offers plenty of storage with a separate adjacent laundry completing the offering.

Highlights you'll love: With ducted heating and cooling, comfort is assured through every season; outside low-maintenance setting keeps upkeep to a minimum, while the double remote garage provides secure and convenient parking.

Set in a sought-after Bentleigh location, you'll enjoy proximity to shopping including the Patterson Road strip, parks,

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schools (being zoned to Bentleigh Secondary and Tucker Road Primary), and transport options with both Patterson and Moorabbin train stations nearby.

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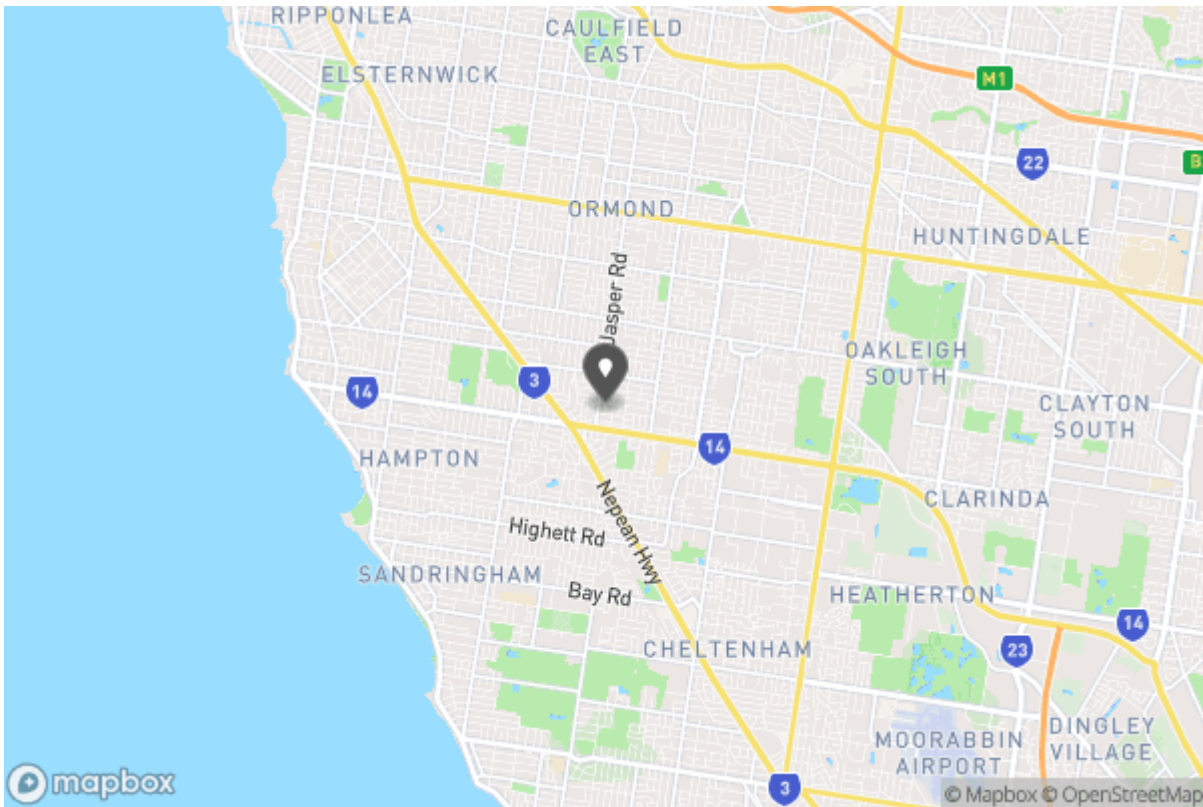
Gallery







Location Map



Floor Plans



FLOOR PLAN



SITE PLAN

13A Marriot Road, Bentleigh VIC 3204

TOTAL APPROX. FLOOR AREA 104 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

JellisCraig



Don't forget to
confirm your
inspection by
SMS or email

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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:

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