



1B Marylin Court BENTLEIGH EAST VIC 3165

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\$1,100

Date available: Now

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## TOWNHOUSE FULL OF QUALITY FEATURES

This architecturally designed townhouse showcases exceptional style, space, quality and superb attention to details.

Features include:

DOWNSTAIRS:

- Attractive entrance with feature timber screen
- Engineered Timber Flooring
- Guest bedroom with mirrored fitted robes and access to bathroom
- Spacious open plan kitchen/meals/family room
- Fully appointed kitchen with stainless steel SMEG appliances including gas stove top, electric oven, dishwasher and a separate walk in pantry
- Stone benchtops in kitchen including an island bench with overhang for seating
- Separate large laundry with great storage and external access
- Central bathroom with full length shower and floor to ceiling porcelain tiles
- Paved entertainment area

UPSTAIRS:

Metropole Melbourne

## 1B Marilyn Court BENTLEIGH EAST VIC 3165

- Master bedroom with walk-in robe and luxury ensuite with full length shower and floor to ceiling porcelain tiles
- Separate toilet
- Two additional spacious bedrooms with large mirrored fitted robe
- Main bathroom with separate bath, shower, floor to ceiling porcelain tiles
- All bathrooms are superbly finished with stone benchtops, quality fittings and stylish finishes
- Separate powder room

### ADDITIONAL FEATURES:

- 6 Star Energy rating
- Flyscreens to all windows and security door to the family area
- Split system heating and cooling units throughout
- Great storage spaces including rear garden shed
- Landscaped front and rear yard with irrigation to garden beds
- Remote single garage with rear and internal access and off street parking for one car
- Alarm system
- Solar Hot Water System with Storage Tank and Gas Instantaneous Booster
- Intercom

Located close to Tucker Road and St Catherine's Primary Schools, Bentleigh Secondary College, Holmesglen TAFE, public transport, parks and within close proximity to Southland and Chadstone Shopping Centres.

Looking to inspect this property?

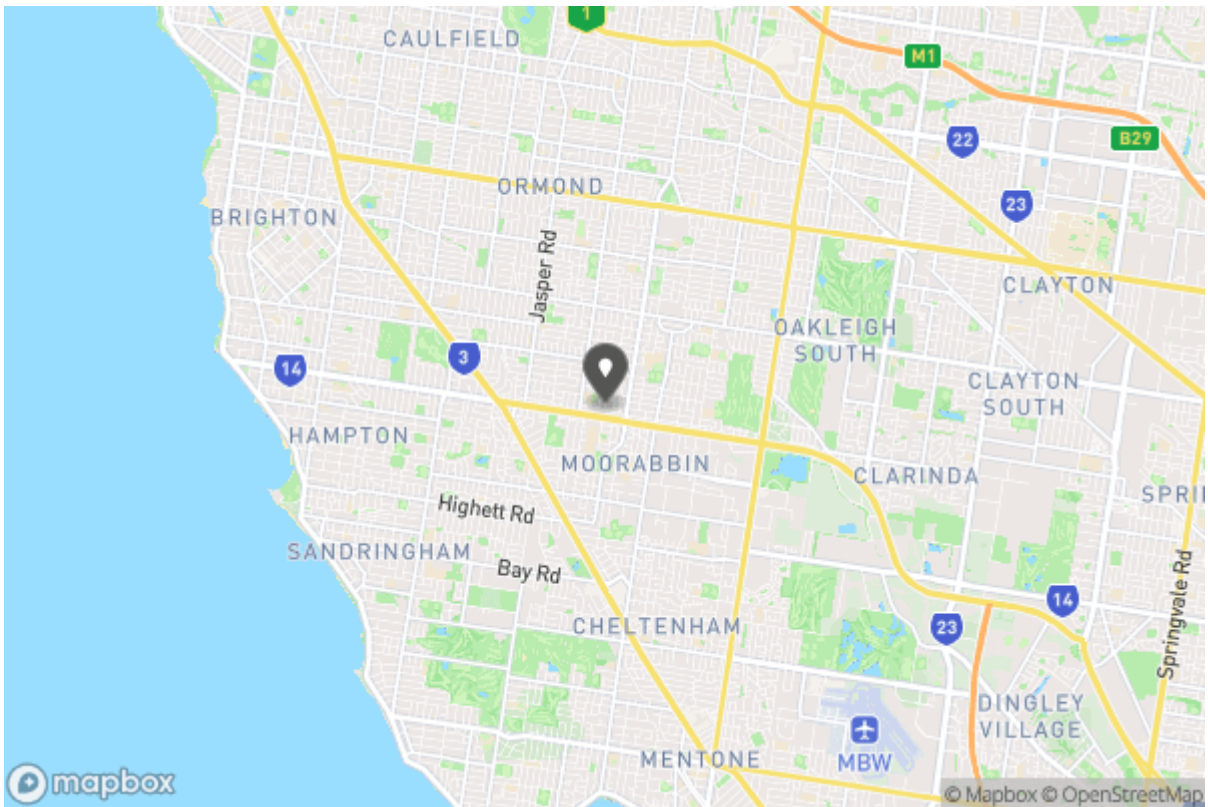
Click on the "Book Inspection" button, provide us with your contact details and you are registered and ready to go! Where there are no set advertised inspections or the times listed don't suit, click on the "Request an Inspection" button, pop in your contact details and we will be in touch to arrange 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



Whilst every attempt has been made to ensure the accuracy of this floorplan depiction, measurements of doors, windows, rooms and any other items are approximate only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.



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

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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=IRE1716871>