



2/23 Browns Road Bentleigh East VIC 3165

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\$680

Date available: 10 December 2025

[Book Inspection](#)

## Home In Great Location

This well-presented two-bedroom, one-bathroom unit offers comfortable, low-maintenance living in a prime family-friendly location.

Featuring a separate living and meals area, the home includes ducted heating and evaporative cooling for year-round comfort. Floating floorboards flow throughout, complementing the spacious kitchen equipped with a gas cooktop and generous cupboard space.

A private courtyard with a deck creates the perfect setting for outdoor entertaining, while the single carport provides secure off-street parking.

Positioned just seconds from the Centre Road shopping and transport hub, and within easy walking distance to Bentleigh Secondary College, Bailey Reserve and GESAC. Only minutes to Bentleigh Station, this home delivers unbeatable convenience in a highly sought-after pocket.

Please click [Book Inspection](#)™ or [Email Agent](#)™ to register for the inspection. Open for inspections and property availability are subject to change and cancellations, registering your details will ensure you are immediately notified via SMS of any changes or cancellations to inspection times.

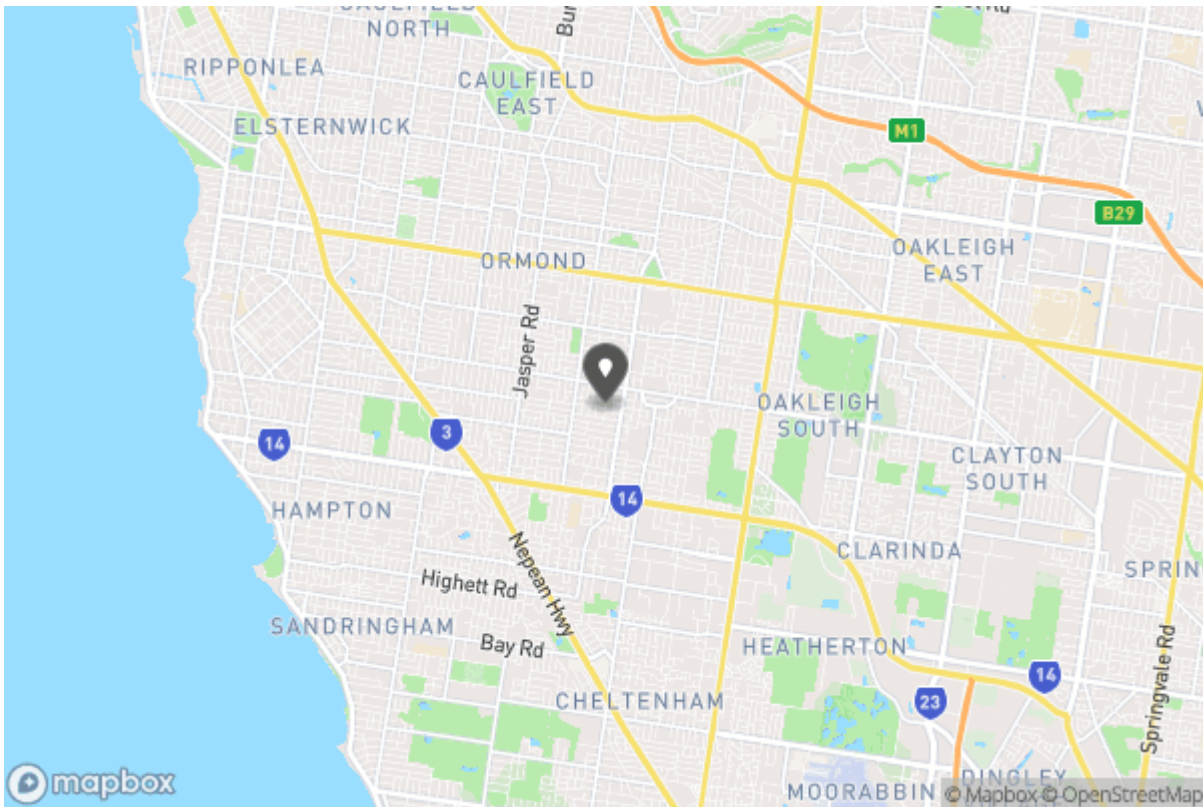
# Gallery







# Location Map



# Floor Plans



FLOOR PLAN

SITE PLAN

Unit 2, 23 Browns Road, Bentleigh East Vic 3165

TOTAL APPROX. FLOOR AREA 83 SQ.M

While 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

Adrian Biondo

[adrianbiondo@jellisraig.com.au](mailto:adrianbiondo@jellisraig.com.au)

9593 4500

Level 1, 277/279 Centre Road  
Bentleigh VIC 3204



## Why Book with Jellis Craig Bayside and Glen Eira

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=LO-JCBENTLEIGH&uniqueID=1836834>

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