



## 2 Small Road BENTLEIGH VIC 3204

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\$690

Date available: 29 August 2025

[Book Inspection](#)

### ULTRA LOW MAINTENANCE STYLISH LIVING

This single level two bedroom, plus additional study or nursery, home sits in one of the most highly desirable streets in Bentleigh. Filled with natural light, blonde wood floors, crisp white finishes and all weather alfresco entertaining, this home offers a stylish, ultra low maintenance living option right in the middle of ever popular Bentleigh.

Property features include:

- Light filled open plan living and dining area with charming North facing bay window, wall mounted gas heating and reverse cycle split system heating and cooling
- Large open plan kitchen including stone benchtops, gas cooktop, oven, rangehood, dishwasher, large pantry and plenty of bench and storage space
- Spacious master bedroom with lovely North facing bay window and mirrored built-in robes
- Well sized second bedroom with mirrored built-in robe
- Dedicated study with built-in desk which could also be utilised as a nursery
- Centrally located bathroom with stone benchtops, separate bathtub, shower cubicle and storage vanity as well as a separate powder room for convenience
- Laundry with direct alfresco access
- Gleaming blonde wooden flooring throughout
- Gas wall heating plus reverse cycle split system heating and cooling to living and dining area

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- Year round entertaining thanks to wrap around covered alfresco and paved areas
- Ultra low maintenance thanks to minimal lawns and gardens
- Single lock up garage with direct rear of garage access to the rear courtyard plus an additional parking space for a second vehicle

Just 290m to Halley Parklands, playground and off leash dog park. An 11 minute walk to Moorabbin or Patterson train stations, 800m to Patterson Village, multiple grocery stores, cafes, restaurants, take away and services available along South Road, Nepean Highway and Patterson Road. Moments to Centre Roads vibrant caf   strip, Moorabbin Hospital, Holmesglen Private Hospital and Westfield Southland. Short drive to the best of bayside beaches, waterfront and shopping precincts.

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!

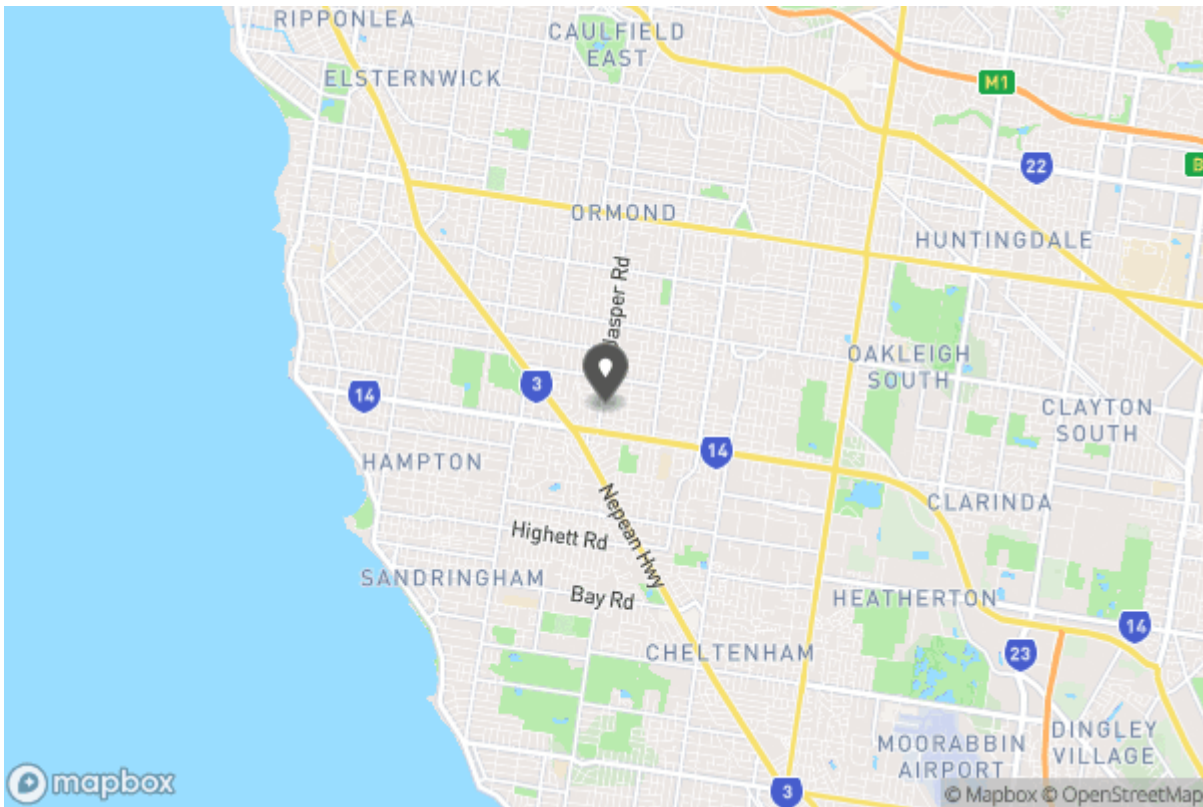
Where there are no set advertised inspections, or the times listed don  t suit, click on the "Request an Inspection" button, pop in your contact details and we will be in touch to arrange an inspection.

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.

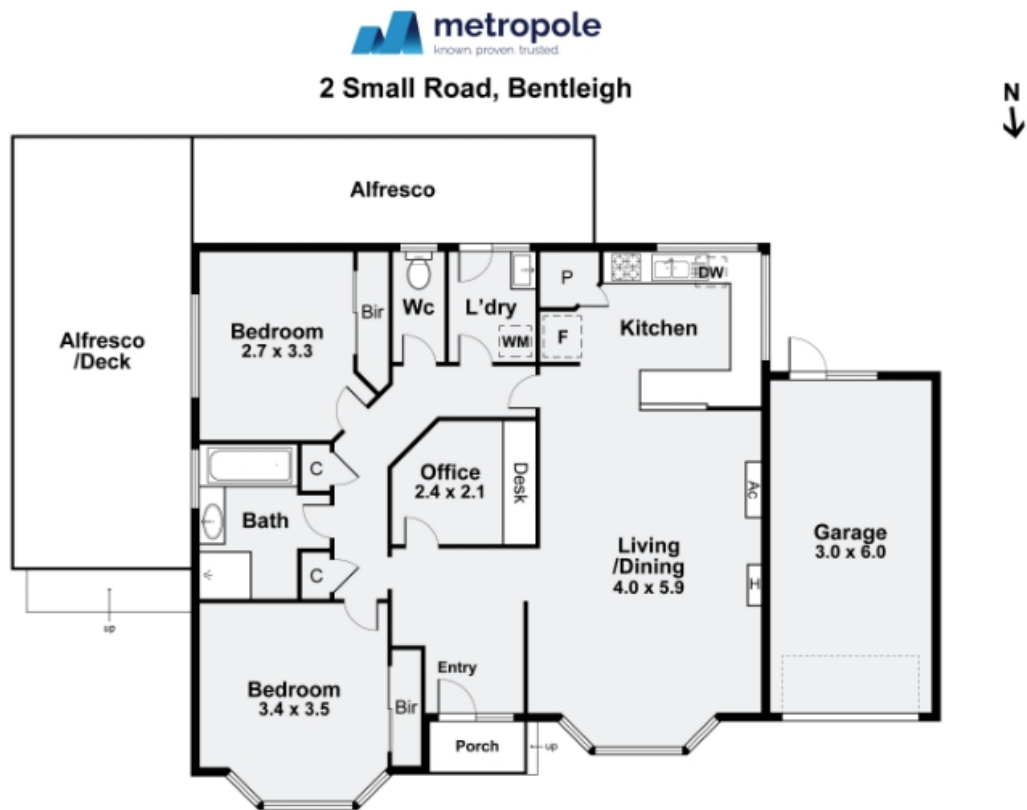
# Gallery



# Location Map



# Floor Plans



Whilst every attempt has been made to ensure the accuracy of this floorplan/siteplan, measurements of doors, windows, rooms and any other items are approximates 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.



Nelly Javaherdoost

03 9591 8888

[njavaherdoost@metropole.com.au](mailto:njavaherdoost@metropole.com.au)

03 9591 8888

Level 2, 181 Bay Street

Brighton VIC 3186



## 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=metropolebrisbane&uniqueID=IRE4495015>