



24A Argyle Street BENTLEIGH EAST VIC 3165

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\$1,175

Date available: Now

[Book Inspection](#)

## BRAND NEW HOME IN MCKINNON SECONDARY ZONE

This newly constructed, 6-star energy efficient, spacious four-bedroom residence features a compelling blend of light, space, and livability. Positioned within the McKinnon Secondary school zone (S.T.S.A), from the moment you open the front door, this home is the perfect balance of modern comforts and understated elegance. Meticulously designed to maximise natural light and a modern lifestyle, every modern convenience has been thought of.

### GROUND FLOOR:

- \* Large open plan kitchen, living and dining space which seamlessly adjoins the outdoor living space
- \* Open plan entertainer's kitchen with quality stainless steel appliances, impressive walk-in pantry, large island bench and abundant storage options
- \* Second formal living area
- \* Purpose built study, perfect for the student or work at home professional
- \* Full height glass sliding doors leading out onto the outdoor raised deck
- \* Low maintenance yard and garden areas
- \* Ground floor guest powder room
- \* Laundry with direct garage and side of house access
- \* Double remote garage with direct internal property access as well as direct side of house access

FIRST FLOOR:

- \* Third living area and family retreat
- \* Expansive master suite with large walk-in robe and ensuite
- \* Master ensuite with floor to ceiling tiles, walk-in shower, his and hers vanity and toilet
- \* Three additional bedrooms, all with built-in robes
- \* Main bathroom includes floor to ceiling tiles, separate shower cubicle, bathtub, and vanity

ADDITIONAL FEATURES:

- \* 6-star energy rating
- \* Engineered timber flooring to ground level
- \* Great storage spaces on all levels
- \* Outdoor entertaining deck overlooking rear yard
- \* Split system heating and cooling throughout
- \* Remote double garage with internal property access and side of house access plus driveway parking for one additional vehicle
- \* Water tank connected to toilets for increased water efficiency
- \* Irrigation system fitted with manual timer
- \* Entry intercom and property alarm system

Positioned in a tightly held pocket of Bentleigh East, this home falls within the Hughesdale Primary and coveted McKinnon Secondary school zones (S.T.S.A). Conveniently located to McKinnon Secondary College East Campus, Moorabbin Hospital, multiple local parklands, Centre Road and North Road shops, cafes, and services.Â Minutes to not one but three train stations including Ormond, Huntingdale, and Oakleigh stations.Â Bus stops accessible at the end of the street. Easy connectivity to Nepean Highway.

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!

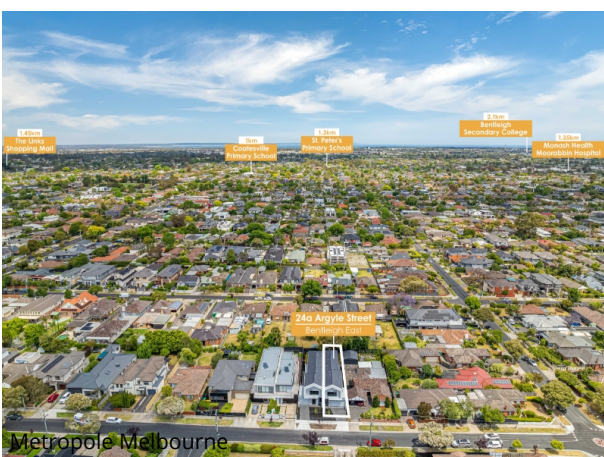
Where there are no set advertised inspections, or the times listed donâ€™t suit, click on the â€œRequest an Inspectionâ€• button, pop in your contact details and we will be in touch to arrange an inspection.

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

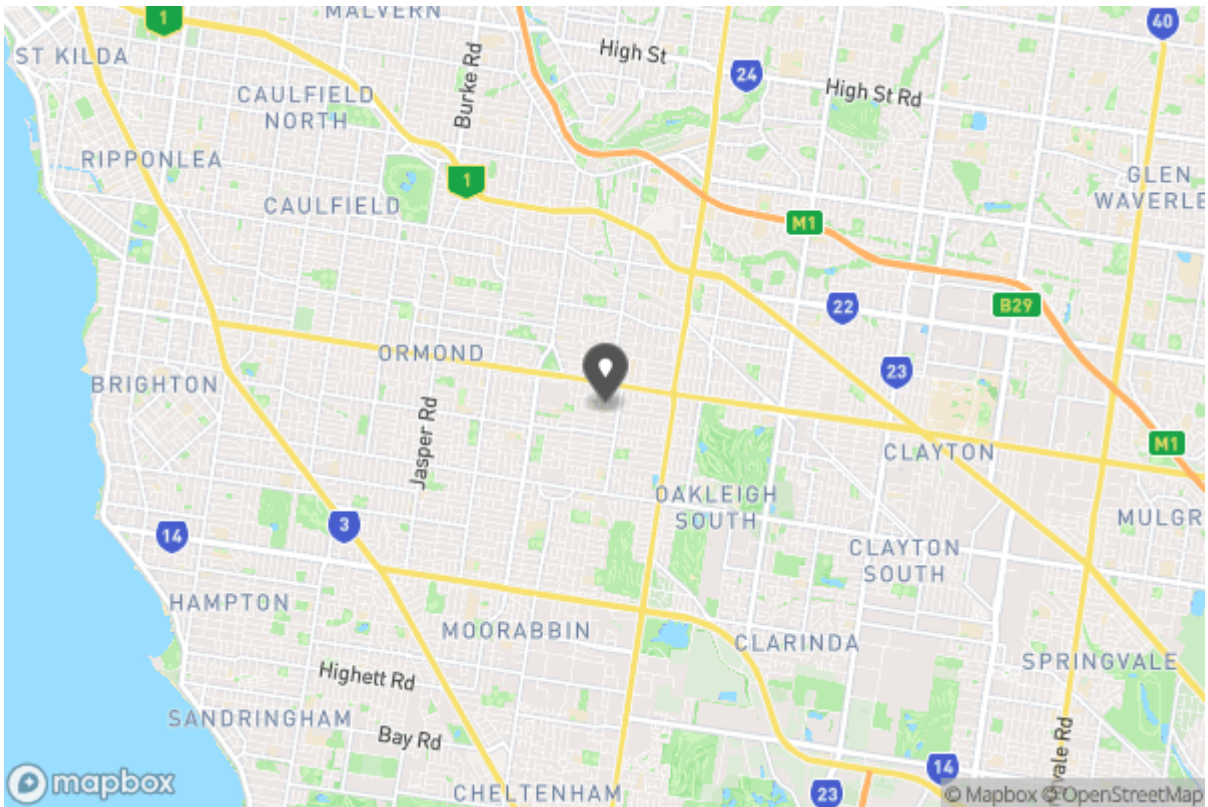








# Location Map



# Floor Plans



## 24a Argyle Street, Bentleigh East



Whilst every attempt has been made to ensure the accuracy of this floorplan, 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.



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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=IRE5161181>