



37B Adrian Street BENTLEIGH EAST VIC 3165

 4  3  2

\$1,050

Date available: 29 January 2025

[Book Inspection](#)

## ARCHITECTURALLY DESIGNED FAMILY TOWNHOUSE

Live on the cutting edge with great accommodation, absolute luxury, all day sun and every extra!

Features include:

Downstairs:

- Wide entry hall with study zone
- Downstairs master bedroom with ensuite bathroom
- Separate powder room with designer vanity perfect for visiting guests!
- Laundry with an abundance of storage space
- Expansive and open plan kitchen, living and dining space with stunning high ceilings
- Modern kitchen featuring double Bosche oven, dishwasher, gas stove top, touch open-soft close cabinetry, stone island benchtop, and abundant cupboard space throughout
- Low maintenance back yard with carefree turf-laid gardens and entertainers decking area

Upstairs:

- First-floor rumpus room/teenage retreat with double doors allowing to be closed off for privacy

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- Master bedroom suite with ensuite bathroom and walk in robe
- Spacious and central upstairs bathroom with separate bath, double vanity and floor to ceiling tiles
- Two additional well-sized bedrooms with built-in wardrobes
- Linen cupboard space

Additional features include:

- Going beyond contemporary expectations with in-slab floor heating in the downstairs living area
- Ducted heating/refrigerated cooling
- Ducted vacuum
- Keyless entry
- Alarm system
- High ceilings
- Single remote garage with additional car space in the driveway

Only moments to King George VI Reserve and Bentleigh Secondary College, easy access to the Southland/Chadstone bus and minutes to Centre Roads thriving shopping strip.

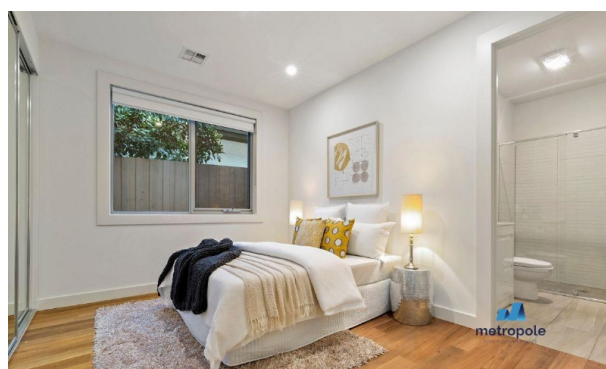
Looking to inspect this property?

Click on the "Book Inspection" button, provide us with your contact details and you are registered and ready to go!

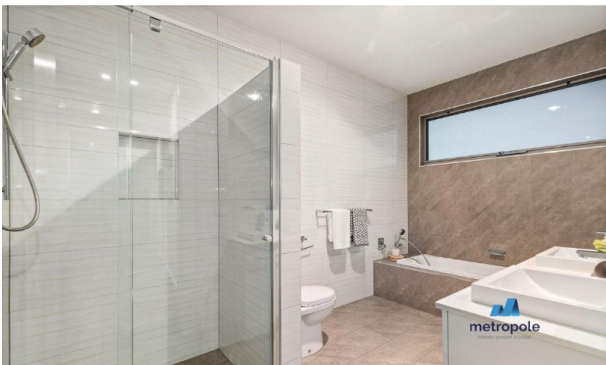
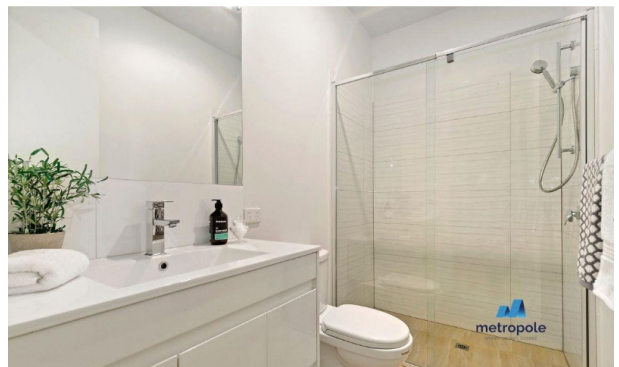
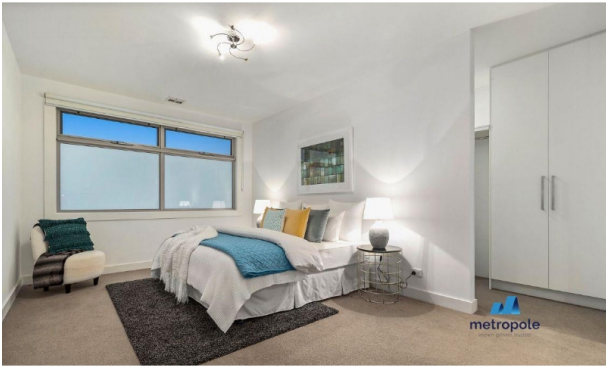
Where there are no set advertised inspections, or the times listed don't suit, click on the "Request an Inspection" button, pop in your contact details and we will be in touch to arrange an inspection.

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.

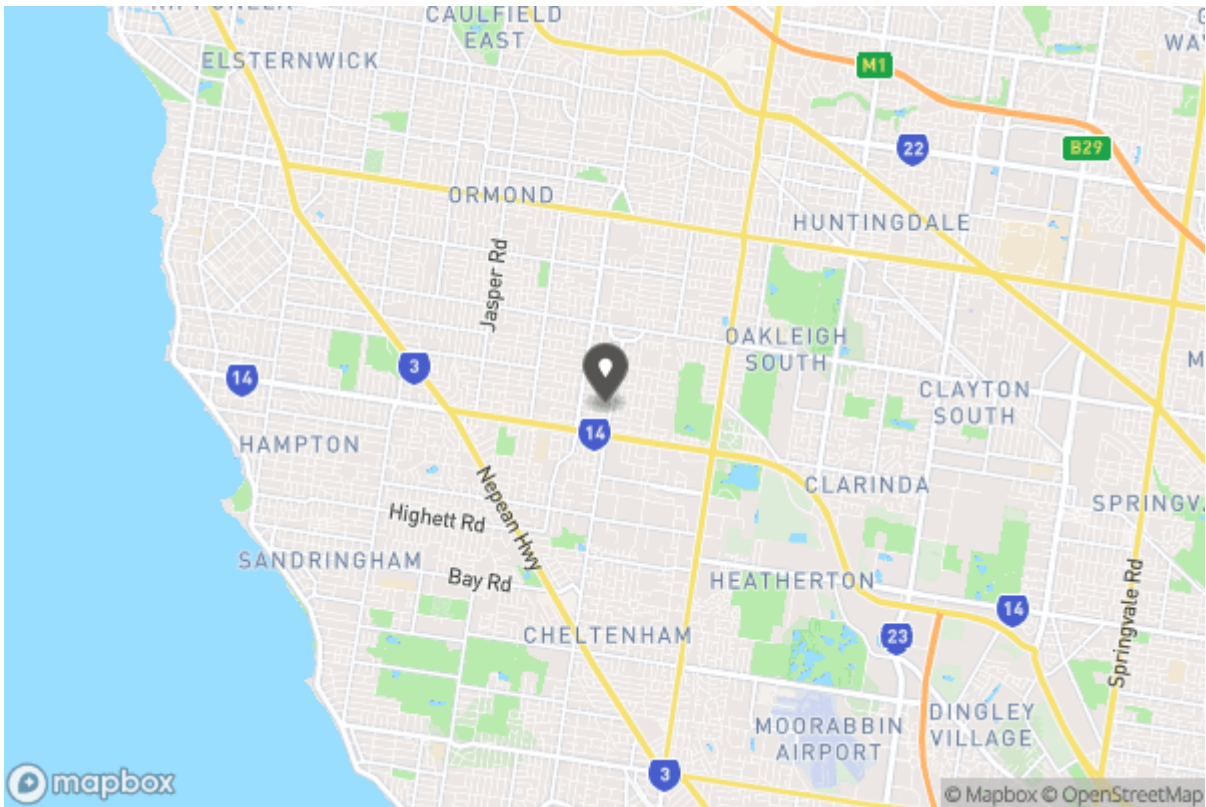
# Gallery







# Location Map



# Floor Plans







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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=metropolemelbourne&uniqueID=IRE2511045>