



3A Abbin Avenue BENTLEIGH EAST VIC 3165

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\$1,130

Date available: 27 March 2026

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## STYLISH & SPACIOUS FOUR BEDROOM TOWNHOUSE

Architecturally designed, this light-filled townhouse features an impressive and spacious floor plan, showcasing exceptional style and quality. A wonderful family home with plenty of storage, located in a fantastic, family-friendly neighbourhood!

Features include:

Downstairs:

- Wide entry hall with beautiful oak timber flooring
- Study
- Powder room
- Linen Cupboard space
- Spacious laundry with great storage and access to back yard and single garage
- Spacious open plan living zones including kitchen, dining, and living area overlooking the outdoor space with landscaped gardens
- Fully appointed kitchen fitted with stainless steel Smeg appliances including 5 x burner gas stovetop, electric oven, a dishwasher, Caesarstone benchtops, and butlers pantry

- Glass sliding doors in the living zone that open to a beautiful outdoor space and landscaped backyard equipped with a dual dripper irrigation system, water tank and clothesline
- Double remote garage with external access to the backyard, internal access and additional parking space in the driveway

Upstairs:

- Stunning feature Oak staircase
- Fully carpeted upstairs with tiled bathrooms
- Family retreat area
- Spacious Master bedroom with an elegant and luxurious walk through robe and ensuite bathroom
- Three additional well-sized bedrooms fitted with built-in-robos
- Luxury main bathroom fitted with quality cabinetry, floor to ceiling tiles
- Hallway storage with built-in linen cupboard

Additional Features include:

- Split system heating and cooling throughout
- LED lighting throughout
- Alarm system
- Video intercom

Setting an unsurpassed standard of living this opportunity provides for a very tranquil lifestyle close to parks, major shopping facilities 3km to Westfield Southland, restaurants, cafes, transport services and the finest private schools, and desirably zoned for Bentleigh Secondary College and St Catherine Catholic School

We make it easy for you to arrange and attend an inspection with Metropole.

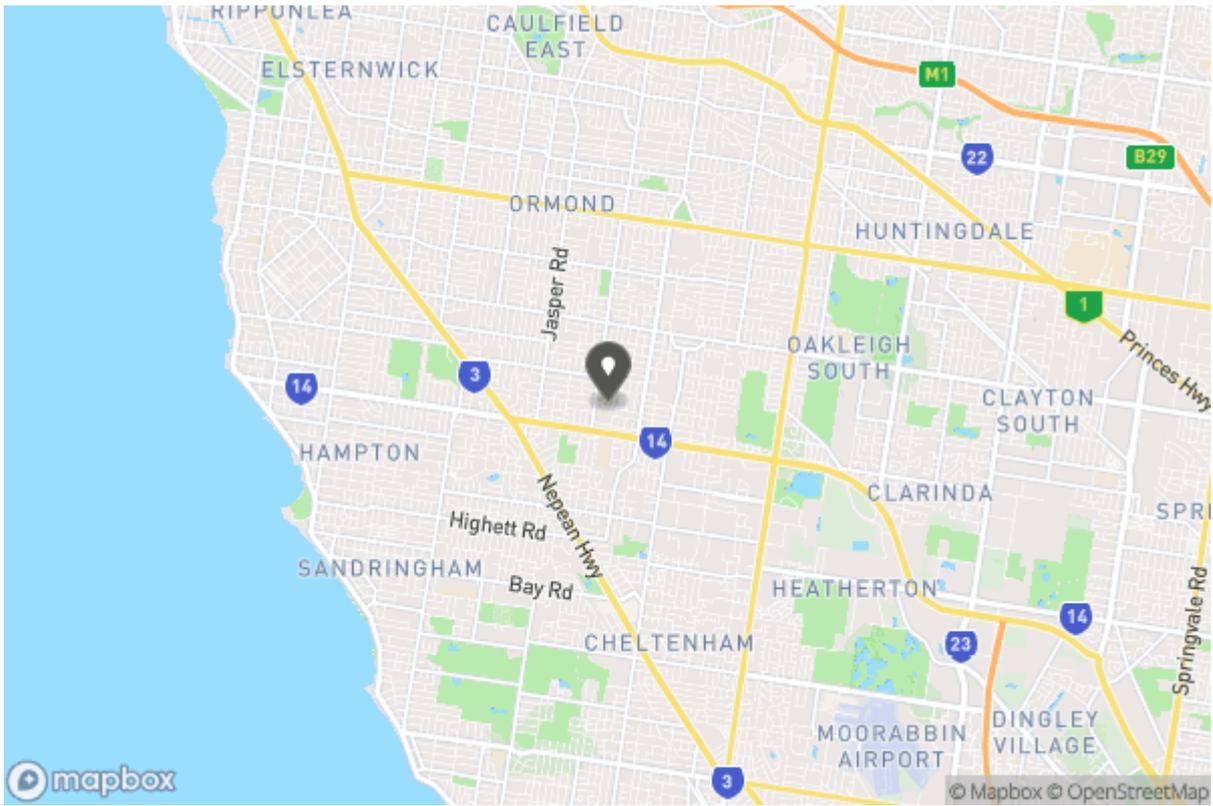
Simply register for one of our advertised property inspections or submit a request for another time that suits you better. Please ensure that you do register your interest so we can make sure that you are kept up to date with any changes or cancellations.

# Gallery





# Location Map



# Floor Plans

## 3a Abbin Avenue, Bentleigh East





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## 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=IRE2887618>