



## 3B Mavho Street BENTLEIGH VIC 3204

 4  3  2

\$1,199

Date available: 7 April 2025

[Book Inspection](#)

### LUXURY BUILD IN IDYLIC BAYSIDE

Step into this exquisitely crafted luxury townhouse, a flawless representation of sophistication and artistry. Indulge in the allure of this striking modern dwelling boasting four bedrooms, along with a study, tailored to meet the needs of an elegant family lifestyle. Spanning across two expertly designed levels, the residence effortlessly fuses modern architectural elements, premium finishes, and generous space for both leisure and entertaining.

#### GROUND FLOOR:

- \* Large private study area
- \* Downstairs formal living area drenched in natural light
- \* Spacious laundry fitted with stone benchtops and direct external access
- \* Stunning entertainerâ€™s kitchen with gas stove top, dishwasher, walk-in pantry, and stone benchtops
- \* Stylish powder room with built in cabinetry
- \* Ground floor open plan living and dining area that connects seamlessly to the entertainerâ€™s kitchen and outdoor deck
- \* Decked entertainment area perfect for outdoor meals and relaxing
- \* A generous sized backyard perfect for families
- \* A single remote garage with internal access plus additional driveway parking

FIRST FLOOR:

- \* Stylish and spacious master suite with stunning floor to ceiling built in robes and built-in cabinetry as well as a luxury ensuite fitted with his and hers sinks and shower
- \* 3 additional well sized bedrooms all with built in robes for great storage
- \* A luxurious main bathroom with bath and shower facilities, wall to ceiling tiles and high-end finishes
- \* An additional powder room

ADDED FEATURES:

- \* 6-star energy rating
- \* Engineered timber flooring
- \* Great storage spaces on all levels
- \* Landscaped front yard
- \* Remote single garage with side of house access and direct internal property access plus driveway parking for one additional car
- \* Water tank connected to toilets for increased water efficiency
- \* Split system reverse cycle air-conditioning throughout
- \* Irrigation system fitted with manual timer
- \* Alarm system and video doorbell

Located just a street from the bustling atmosphere of Centre Road, residents will find themselves walking distance to an abundance of local coffee shops, retailers, restaurants as well as Bentleigh and McKinnon Railway Station™s. Well serviced by main arterial roads including Centre Road, Nepean Highway and East Boundary Road. Located in the catchment for Bentleigh West Primary and Brighton Secondary College (STSA), this home will delight families looking for a piece of unbridled luxury in an idyllic location.

Looking to inspect this property?

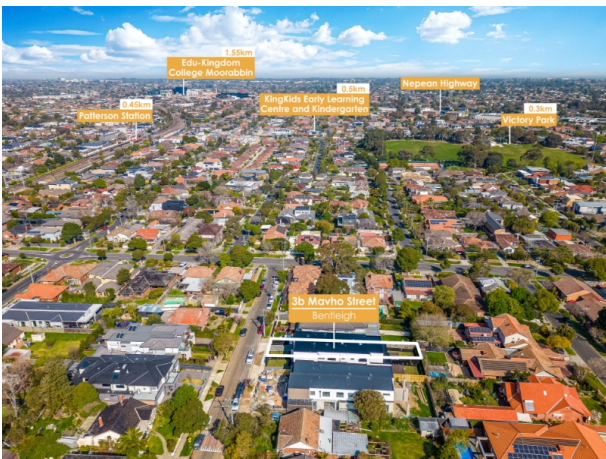
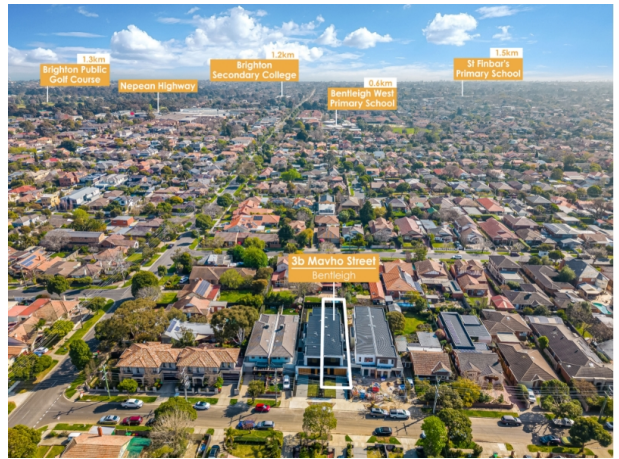
Click on the "Book Inspection" button, provide us with your contact details and you are registered and ready to go!

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.

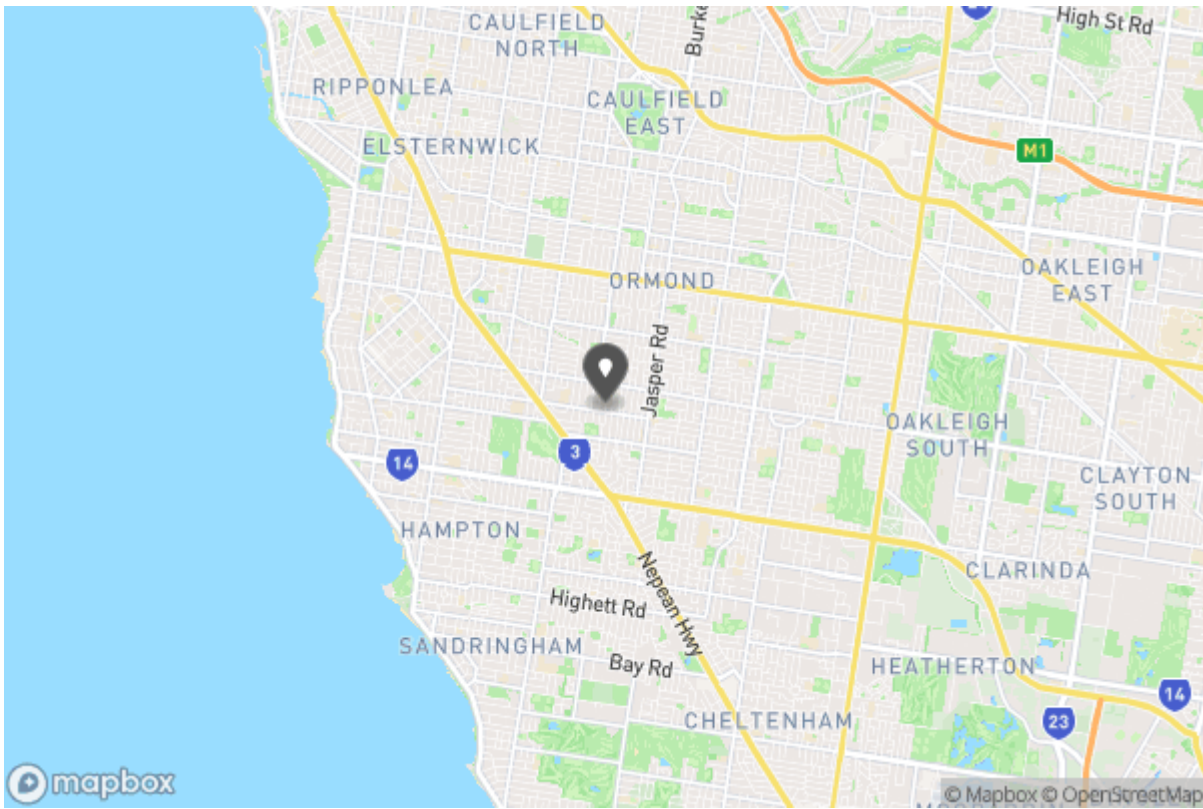
# Gallery







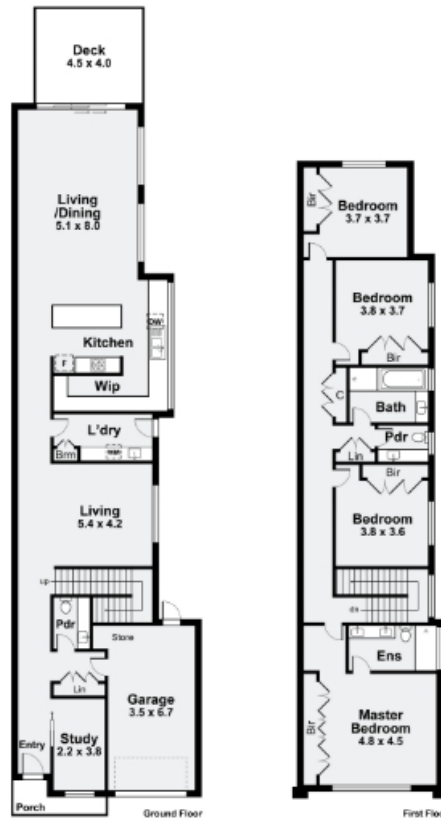
# Location Map



# Floor Plans

## 3b Mavho Street, Bentleigh

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Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate 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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## 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=IRE4346228>