4B Bolinda Street BENTLEIGH VIC 3204

4 3 2

$1,170

Date available: 21 December 2023
Book Inspection

CONTEMPORARY HOME IN PARKSIDE LOCALE

Just one of five homes in a peaceful cul-de-sac overlooking Bentleigh and Hodgson Reserves, this newly constructed four bedroom, three bathroom townhouse is a rare find. With contemporary styling, this property includes all the modern conveniences youâ€™d expect in such a prestigious pocket of Bentleigh.

Property features include:

Lower level
- Study nook on entry with a sunny aspect overlooking Bentleigh Reserve
- Generous guest bedroom with built-in robe and ensuite
- Entertainersâ€™ kitchen overlooking the large open plan living, dining and courtyard areas
- Kitchen includes SMEG stainless steel appliances, Caesarstone benchtops, mirror splashback, large island breakfast bar and walk in pantry
- Expansive open plan living and dining area
- Private rear courtyard with paved entertaining patio and low maintenance plantings
- Laundry with direct entry to the garage plus a guest powder room

Upper level

- Second living area or rumpus room
- Generous master suite with balcony overlooking Bentleigh reserve, complete with walk-in robe and ensuite
- Two large bedrooms, each with built-in robes
- Stylish bathroom with floor to ceiling tiles, separate bathtub, shower cubicle and toilet

Additional features
- Reverse cycle split system heating and cooling throughout for year round comfort
- European oak floors to the lower level study, hall and kitchen living areas
- Plush carpets to the upper level and guest room
- Caesarstone benchtops to laundry, bathrooms, kitchen and butlerâ€™s pantry
- Mix of privacy and blockout blinds throughout
- Paradox alarm and video intercom systems
- Abundant power points, aerial points and data ports throughout the home, ideal for modern living and connectivity
- Abundant storage throughout in addition to the storage within each bedroom
- 6 star energy rating with large capacity water tank and some double glazing
- Single remote garage with direct access to the home and side of house as well as a storage nook
- Low maintenance gardens with auto irrigation

Positioned in one of the best pockets of Bentleigh, youâ€™ll find Bentleigh and Hodgson playing fields, dog park and playground are at your front door. Youâ€™re just a short walk to Centre Road shopping, cafes and transport. St Pauls Primary School and Our Lady Sacred Heart College are both an easy walk away, while the in-demand Tucker Rd Primary School is only moments away.
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

metropole

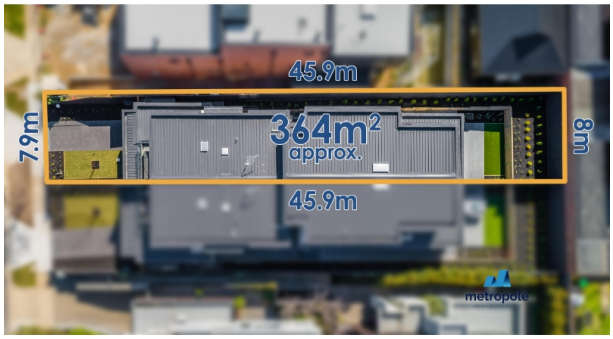
metropole

metropole

metropole

metropole

metropole


45.9m
364m²
approx.
7.9m
8m
45.9m
metropole

Glen Eira Sports and Aquatic Centre
Monash Health - Moorabbin Hospital
Bentleigh Secondary College
Centre Road Shopping Street
Glen Education Bentleigh Kindergarten
4a Bolinda Street
Bentleigh
Hodgson Reserve
metropole

Tucker Road Primary School
Holmesglen Private Hospital
Nepean Highway
OLSH College Bentleigh
Glen Education Bentleigh Kindergarten
Hodgson Reserve Playground
Hodgson Reserve
4a Bolinda Street
Bentleigh
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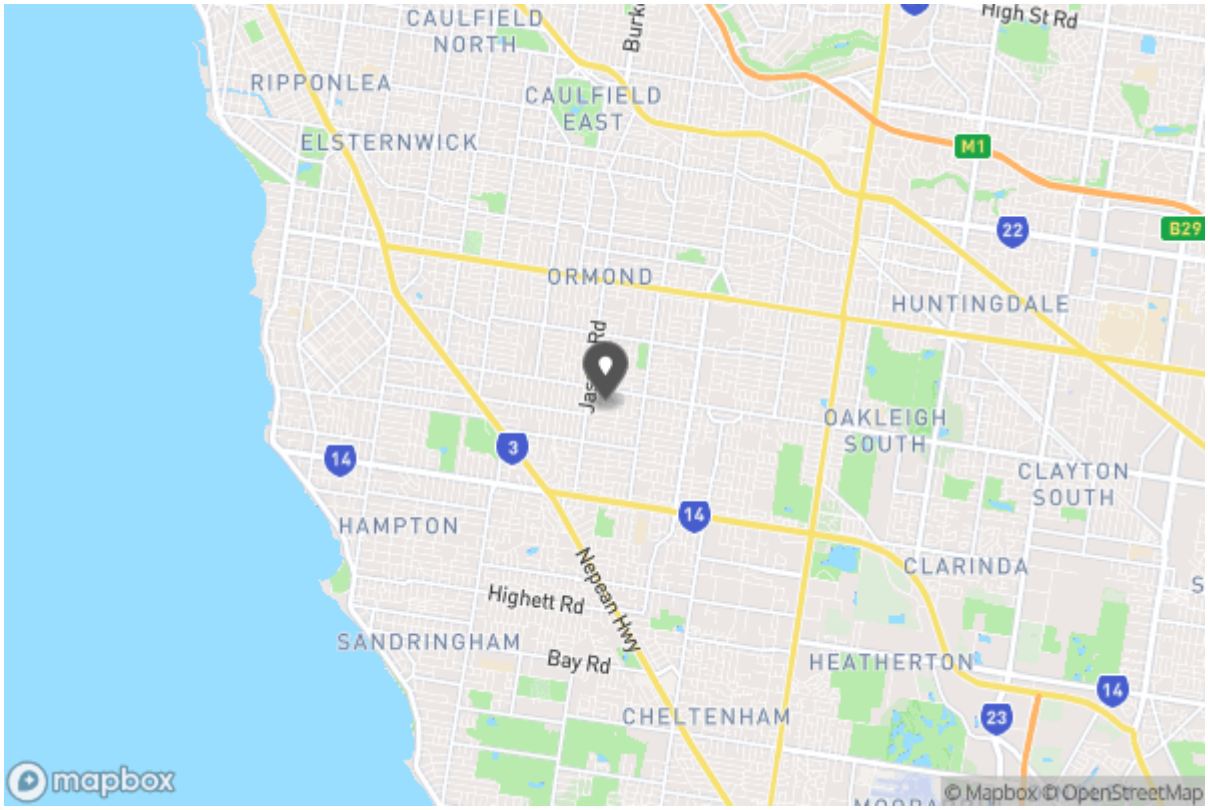
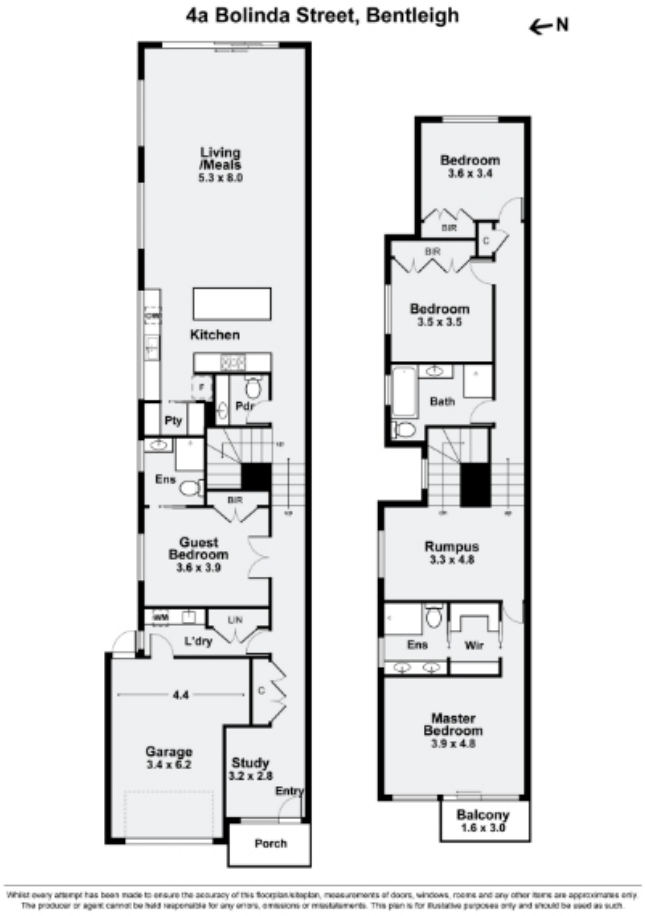
Melbourne CBD
Bentleigh West Primary School
Bentleigh Railway Station
Centre Road Shopping Street
Bentleigh Reserve
4a Bolinda Street
Bentleigh
Hodgson Reserve

McKinnon Secondary College
North Road
Valkstone Primary School
Glen Eira Sports and Aquatic Centre
Centre Road Shopping Street
4a Bolinda Street
Bentleigh
Bentleigh Reserve

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.

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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=IRE3763179