



50A Beddoe Avenue BENTLEIGH EAST VIC  
3165

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\$1,300

Date available: Now

[Book Inspection](#)

## CONTEMPORARY NEW HOME IN OUTSTANDING LOCATION

This newly constructed, 6-star energy efficient, spacious four-bedroom residence features a compelling blend of light, space, and liveability. 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:

- \* Dedicated study upon entry, perfect for those that require a work from home solution
- \* Formal living area for entertaining
- \* 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, gas cooktop, stone benches, large kitchen island and spacious walk-in pantry
- \* Guest powder room for convenience
- \* Laundry with side of house access
- \* Full sized glass sliding doors leading out onto the paved outdoor living and entertaining space
- \* Low maintenance yard and garden areas
- \* Single remote garage with direct internal property access via the laundry

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FIRST FLOOR:

- \* Third living area, perfect for an adults or children's retreat
- \* Master suite with a wall of built-in storage and custom cabinetry
- \* Master ensuite with floor to ceiling tiles, spacious walk-in shower, his and hers vanity and toilet
- \* Three additional bedrooms, all with built-in robes and reverse cycle split system units for year-round comfort
- \* Main bathroom includes floor to ceiling tiles, separate shower cubicle plus bathtub and vanity as well as a separate powder room

ADDITIONAL FEATURES:

- \* 6-star energy rating
- \* Engineered timber flooring
- \* Great storage spaces on all levels
- \* Landscaped private front and rear yards
- \* Concealed bulkhead air conditioning to the open plan kitchen, living & dining area
- \* Split system units to all bedrooms and living spaces
- \* Illume electric skylights to the first floor
- \* Remote single garage with internal access plus driveway parking for one additional vehicle
- \* EV charging point to garage
- \* Water tank connected to toilets for increased water efficiency
- \* Irrigation system fitted with manual timer
- \* Ring security spotlight camera and entry intercom

Leave the car at home and walk the children to school! Surrounded by outstanding schools and childcare options. This home puts you just a 500m walk to Coatesville Primary and a 700m walk to St Peter's Primary. McKinnon Secondary College, Valkstone Primary and Bentleigh Secondary College are all just moments away. Short walk to Centre Road shops, cafes and take away. Bailey Reserve and Mackie Road Reserve are both 850m away for access to playgrounds, outdoor gyms, skateparks and sports facilities. Convenient access to Monash Health Moorabbin Hospital. Minutes to Westfield Southland, bayside beaches, Nepean Highway and Princes 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!

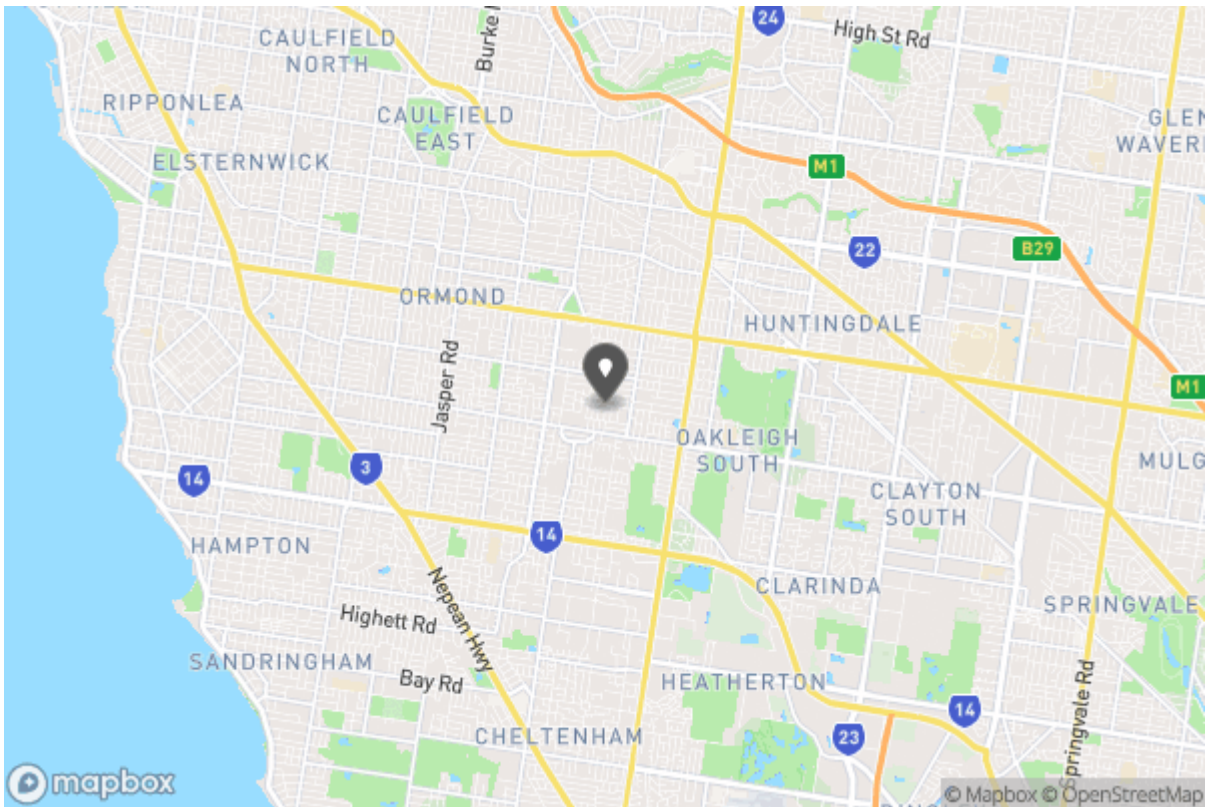
Where there are no set advertised inspections, or the times listed don't suit, click on the "Request an Inspection" button, pop in your contact details and we will be in touch to arrange an inspection.

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



## 50a Beddoe Avenue, Bentleigh East



Whilst every attempt has been made to ensure the accuracy of this floorplan depiction, 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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## 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=IRE5532942>