

**2/6 Balmoral Avenue, Bentleigh, VIC, 3204**

**buxton**

**Sold Townhouse**

Thursday, 5 December 2024

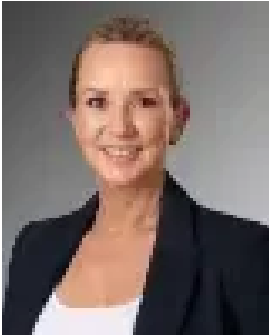
2/6 Balmoral Avenue, Bentleigh, VIC, 3204

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Kylie Block



Craig Williamson

## **Centre rd Proximity, In-Zone & Hidden Away to the Rear**

Step in off Centre Rd, wander down this long drive, and find house-like space in the location you've always loved. College Zoned and quietly situated on 416sqm approx just 300m from Centre Rd's shopping, this family-sized 3 bedroom, 2 bathroom home stretches out with room to lounge and dine in a large formal zone, space to relax in an inviting kitchen-casual area, and a place to entertain outdoors on a covered deck.

Classic by design with a quality kitchen and big bathrooms including an elegant ensuite, this centrally-heated home is perfect for today with air-conditioners in place, quality window-furnishings throughout, and great storage including multiple walk-in robes. There's even scope for this single-level Hideaway to be more perfect tomorrow – with room for a value-adding makeover that takes advantage of sunny courtyard aspects, well-placed kitchen and bathroom areas, and a large laundry positioned to double as butler's pantry.

Set in low-maintenance grounds with a hedged, paved courtyard wrapping around to catch north sun, there's a plentiful parking on the long driveway and the added peace-of-mind of a secure double auto-garage. Best of all, there's this high-amenity College Zone address with the Centre Rd bus at the end of the street, the supermarket, cafes and Hodgson Reserve all within a quick stroll, and the station within a last minute dash.