

**44B McLean Avenue, Bentleigh, Vic 3204**

**Townhouse For Sale**

Tuesday, 7 January 2025



44B McLean Avenue, Bentleigh, Vic 3204

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: Townhouse**

**\$1,950,000 - \$2,100,000**

This brand-new town residence is a triumph of contemporary style, merging bold architectural flair with a fabulous family-focused design. Bathed in natural light, its big windows, 3m ceilings, and clean lines create a home alive with light and energy. At the front, a peaceful study with timber accents and calming outlooks offers the ideal work-from-home escape. A guest ensuite bedroom plus a powder room add smart flexibility. Then comes the showstopper: an expansive open-plan family/dining zone where the gourmet kitchen takes centre stage. Stone benchtops, a 900mm cooktop and oven, integrated fridge/freezer and dishwasher, breakfast bar, and butler's pantry elevate daily living and entertaining. Floor-to-ceiling stackable sliding doors dissolve the boundaries between indoors and out, connecting to a rear deck and landscaped, low-maintenance garden, complete with a four-person sauna for next-level leisure. Upstairs, the main bedroom wows with a walk-in robe and a sophisticated ensuite with bath and shower beneath cathedral ceilings. Two additional bedrooms are serviced by a stylish bathroom, while the generous retreat on the same level creates even more space for work, play, or relaxation. Premium touches include zoned refrigerated cooling and heating, a living room fireplace, a statement 1.2m front door, soft window furnishings, and a single garage with internal and backyard access, all adding to the appeal. With schools, Bentleigh Village and Station, and Allnutt Park just moments away, this is where location meets inspiration. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.