



## Exceptional Townhouse in Ideal Location

Larger than usual, luxe appointed and located in a low-traffic, lifestyle pocket, this is brand new townhouse brilliance in Bentleigh's best address. Positioned on the edge of the Dendy Park precinct with Patterson Village and railway nearby, this 4-bedroom plus study, 3-bathroom home with 2 living-room maximizes natural light with open plan.

Finished to cutting edge standards with Italian Carrara Marble benchtops and Bosch appliances for the gleaming garden-view kitchen, stone bathtub plus European Oak floors, this home provides all the expected extras from ducted reverse cycle heating and cooling WiFi control and upgraded light switches - WiFi automation ability to a spacious study room, large fireplace and 3000L Water tanks.

Even the location is cutting edge - with Dendy, Victory and Halley park surrounding, a choice of train station within minutes, Westfield Southland and the beach within a commute and Brighton Secondary College within zone.

We welcome to book an inspection!

# 12B Harding Street, Bentleigh, Vic 3204

Townhouse2: 4+1  3.5  2 

## 12B Harding Street, Bentleigh

4 Bedroom plus Study, 3.5 Bathroom, 2 Car, Internal Area 279.4m<sup>2</sup>



- 4 bed-room plus large study-room, 2 living-room, 3.5 bath-room, 2 car brand new townhouse
- Spacious and stunning Interior: Open plan living maximizing natural light, dual Living areas, European oak floors, high-end kitchen with Bosch appliances, Italian Carrara Marble, ducted reverse cycle heating and cooling WiFi control, stone bathtubs etc.
- School Zone: Bentleigh West Primary School (Score 98) & Brighton Secondary College (Score 95)
- 20 mins walking distance to Bentleigh West Primary School
- 23 mins walking distance to Brighton Secondary College
- 5 min walking distance to Bus stop
- 8 mins walking distance to Patterson Station
- 6 mins driving distance to Westfield Southland Shopping Centre
- 15 mins walking distance to restaurants and Woolworths
- 11 mins walking distance to Kingston City Hall
- 10 mins walking distance to Victoria Park and 15 mins walking distance to Dendy Park which has Bentleigh Soccer Club, Bowling Club, Tennis Club
- 9 mins driving distance to Brighton Beach
- 4房加超大书房, 3.5卫生间, 2车位的全新联排别墅
- 超大空间及奢华内饰: 开放式结构, 采光率高, 双客厅, 欧洲橡木地板, 高端厨房配置德国Bosch电器, 意大利Carrara大理石, 管道反向循环加热和冷却WiFi, 石质浴缸等
- 双学区: Bentleigh West Primary School (98分) 和中学Brighton Secondary College (95分)
- 步行20分钟到Bentleigh West Primary School
- 步行23分钟到 Brighton Secondary College
- 步行5分钟到公交站
- 步行8分钟到火车站Patterson Station
- 开车6分钟到大型购物中心Westfield Southland
- 步行15分钟到餐馆和超市Woolworths
- 步行11分钟到Kingston City Hall
- 步行10分钟到公园Victoria Park, 步行15分钟到Dendy Park, 那里有足球, 保龄球及网球俱乐部
- 开车9分钟到海边沙滩Brighton Beach

