



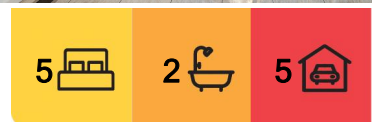
Bentleigh East, 147 East Boundary Road

Exceptional Double Storey Family Residence in Sought-After Area

"Experience the pinnacle of modern living in this partially renovated family residence, where significant proportions and a superb location blend seamlessly to create an unparalleled lifestyle (STCA). Perfect for the largest of families, this home provides a retreat for everyone.

Step into the expansive, newly painted interiors, starting with an open-plan formal lounge that flows effortlessly into a stylish, partially renovated kitchen, complete with a breakfast bar and an updated bathroom. A fitted bedroom completes the downstairs sanctuary.

Ascend to the upper level, where the family-friendly appeal continues. Discover a double bedroom/teen retreat, two additional fitted bedrooms, and a modern family bathroom, all designed to offer ultimate flexibility and comfort.



For Sale

Must Sell: Lease at \$750/wk: \$1,300,000

View

ljhooker.com.au/2CRHWN

Contact

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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Rowville
(03) 9132 5118

Enhance your outdoor entertaining in the alfresco area, featuring new blinds and a pristine manicured lawn, perfect for gatherings of all sizes. A full shed adds to the convenience. This residence, boasting an internal area of around 210m²*, also offers five car spaces, water tanks, ducted heating, evaporative cooling, and split systems, all set on approximately 580m²* of prime real estate. On site parking can up to 5 vehicles.

Nestled in a highly sought-after area, you'll be just minutes from Centre Road shopping village, GESAC, within the prestigious Coatesville Primary School and Bentleigh Secondary College zones, and surrounded by numerous parks, transport options, and every family amenity imaginable.

Embrace the unmatched potential and luxurious lifestyle offered by this family home. Don't miss out on this rare opportunity-make it yours today!"

Current with fixed-term lease ending 6th of Oct 2025 with \$750 Per Week

Call or text Kobe Li on 0434 566 941 for more information

More About this Property

Property ID	2CRHWN
Property Type	House
House Size	210 m2
Land Area	580 m2
Including	Ensuite Air Conditioning Intercom Built-in-Robes Car Parking - Surface Carpeted Close to Schools Close to Shops Close to Transport Heating

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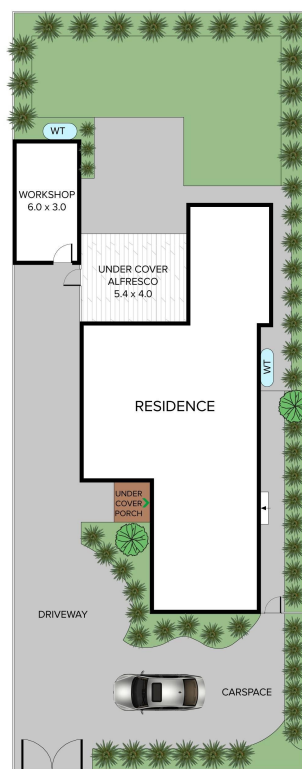
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GROUND FLOOR



1ST FLOOR



SITE PLAN

THIS PLAN IS NOT TO SCALE. MEASUREMENTS ARE INDICATIVE AND IN METRES. SITE PLAN REFLECTS APPROXIMATE POSITION OF BUILDINGS ON PROPERTY ONLY AND IS NOT AN ACCURATE REPRESENTATION OF VEGETATION AND OTHER EXTERNAL LANDSCAPE FEATURES. THIS PLAN SHOULD NOT BE RELIED UPON AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

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