



This property is in the McKinnon High School Zone

www.besserco.com.au
www.facebook.com/BesserCo

- McKinnon High School (0.7km)
- Valkstone Primary School (0.6km)
- Ritchies IGA Bentleigh (0.7km)
- Woolworths Bentleigh (0.9km)
- McKinnon Reserve (0.3km)
- Glen Eira Sports & Aquatic Centre (0.8km)
- 7-Eleven McKinnon (0.5km)
- Pharmore Pharmacy (0.7km)

besser+co



Bentleigh, VIC

\$620 per week

36 St James Avenue

3 2 2

Three bedroom family home in the McKinnon / Valkstone School zone.

Located close to parks and schools, this three bedroom home is a perfect fit for the area.

Featuring:

- Exceptional floor plan allowing for multiple living zones
- Vibrant kitchen with granite bench tops and stainless steel appliances
- Kitchen also offers a dining/meals area and loads of storage opening up to rear courtyard
- Separate lounge with lofty coffered ceilings
- Master bedroom with WIR and full ensuite (including a large corner spa)
- Additional bedrooms with BIR
- Central bathroom with separate shower and bath
- Separate toilet
- Ducted heating and cooling throughout
- Video intercom
- Great size, low maintenance rear courtyard
- Laundry room with access to rear courtyard
- Lock up garage for one car and enough room for an additional car in the driveway

Located within walking distance to some of Melbourne's best parks and schools and GESAC just up the road.

- McKinnon Secondary College (0.7km)
- Valkstone Primary School (0.6km)
- Ritchies IGA (0.7km)
- Woolworths (0.9km)
- McKinnon Reserve (0.3km)
- Glen Eira Sports & Aquatic Centre (0.8km)