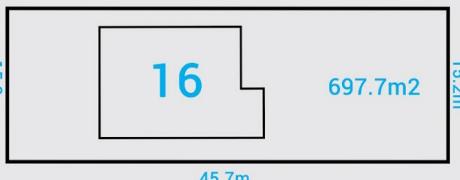




# Sale

TRUST THE PROCESS. OWN THE RESULT.

Whether you move in, renovate or redevelop, the opportunity is clear.



Talbot Avenue

45.7m

15.2m

16

697.7m<sup>2</sup>

45.7m

3 Bedroom 2 Bathroom

697m<sup>2</sup> approx opportunity

Californian Bungalow

Weatherboard

No overlay



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## FOR SALE

WHETHER YOU MOVE IN, RENOVATE OR DEVELOP, THE OPPORTUNITY IS CLEAR.

### SHIFT GUIDE

\$1,550,000 to \$1,600,000

### WHY SHIFT

Set on approximately 697m<sup>2</sup>, 16 Talbot Avenue is one of those Bentleigh homes that gives you options. It is comfortable enough to move into, exciting enough for a full renovation, and wide open for developers looking for a clean run with no heritage overlay holding you back.

### HOW IT LIVES

The home offers an expansive kitchen in the heart of the home, three bedrooms, two with generous built in robes, two bathrooms, two toilets and a floorplan that works for real life. The second bathroom is a bonus that buyers will genuinely use, an additional shower in the laundry with the secondary toilet adjacent, perfect for anyone who works with their hands, trains hard, or just wants that practical second wash zone after the yard or workshop.

### WHERE IT LIVES

Talbot Avenue puts you in the heart of what makes Bentleigh so liveable. You are surrounded by family homes, parks, and the day to day essentials that keep life easy, with shopping, cafes, and public transport all close by. It is the kind of pocket buyers chase because it balances a quiet neighbourhood feel with quick access to the action, and that underlying demand is exactly what supports both lifestyle buyers and future value.

### THE LAND AND THE UPSIDE

Out the back, the garden is the hero. A massive, vibrant backyard gives families room to play and entertainers a proper outdoor setting, while investors and developers will immediately see the land component and the future potential.

### THE DETAILS

Approx. 697m<sup>2</sup> land holding  
3 bedrooms with built in robes  
2 bathrooms, including the second shower back of the house  
Huge established garden and backyard

3 BED | 2 BATH | 2 CAR

### PRICE:

\$1,550,000

### OPEN FOR INSPECTION:

N/A



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