



This property is available  
for private inspection  
7 days a week.

Contact Joey Eckstein on  
0419 419 199  
to arrange an inspection.



**1/1B Regent Street ELSTERNWICK**

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## Boutique Beauty With Massive Courtyard Delight

Making the most of its preferred position at the front of a refurbished boutique block of just six, this three-bedroom bonanza boasts the rarely found bonus of its own private garden bathed in western sunshine.

Renovated, the solid-brick home is spacious & super appealing for starting, investing or empty nesting with its light-filled living room beside an open-plan kitchen with black-tiled splashbacks and big built-in breakfast bar/meals table, modern bathroom with double shower, and of course the wonderfully generous outdoor area for entertaining or enjoying quiet mornings, sunny afternoons and cool evenings.

The one-of-a-kind home also features excellent storage in the hallway, car space behind driveway gates and secure intercom entry. This wonderful indoor-outdoor lifestyle is in an exceptional location within walking distance to Ripponlea Village & Station, Elsternwick Village, Rippon Lea Estate, buses and top schools including Caulfield Grammar.

Joey Eckstein  
0419419199  
jeckstein@wilsonagents.com.au

Peter Fein  
0418528888  
peter@wilsonagents.com.au

