

**1/10 Flinders Street, Mentone, Vic 3194**



**Sold Townhouse**

Wednesday, 4 October 2023

1/10 Flinders Street, Mentone, Vic 3194

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Contact agent

Warm, welcoming and beautifully presented, this Neil Fletcher designed residence boasts an impressive, interchangeable floor-plan. Superbly located for convenience, and just minutes to the beach. Enjoy entertaining family and friends with downstairs open plan living. The free-flowing, multi zone design spilling out to the lush front lawn, bathed in sunshine and framed by established trees. In the back, sliding glass doors lead to the private, paved courtyard. Open up the house at each end and enjoy an indoor/outdoor lifestyle. By night, slide the concertina doors closed to separate the living spaces and relax at the push of a button in front of the cozy gas fireplace. Well-proportioned throughout, the stylish, contemporary kitchen with quality stainless appliances and plenty of cupboard space oversees the living areas. At the entrance, a generously sized, dedicated home office with large window and garden views could also be used as a third living space, games room, kid's zone, or a 4th bedroom. Upstairs, the master bedroom includes a sleek ensuite and walk in robe and another two bedrooms with built in robes are serviced by the sparkling family bathroom with full sized bath and separate toilet. Additional features include: - Remote controlled, huge double car garage with plenty of storage space and internal access - High ceilings throughout - Video intercom and security system - Ducted heating and refrigerated cooling - Water tank - 5-star energy rated home - Stone kitchen bench tops - Guest powder room - Low maintenance, established gardens Surrounded by parks and playgrounds with Mentone shops nearby and just minutes to beaches and the bay trail. Zoned for Beaumaris secondary and Cheltenham primary with top schools and train stations close-by. One of four and orientated with street frontage, this stand-alone family home showcases modern luxury combined with convenience and practicality. Close to amenities and brimming with easy, low maintenance appeal. For all enquiries please contact Andrew Plousi 0411 799 023 Hodges Mentone/Chelsea. Live Streaming via GAVL Hodges clients have the opportunity to watch live property auctions. Register to watch through [www.gavl.com](http://www.gavl.com) or copy & paste the property link: <https://x5u9a.app.goo.gl/6wni> To be able to watch online, you must download the free GAVL App.