

**1/162 Warrigal Road, Mentone, Vic 3194**



**Sold Unit**

Monday, 14 August 2023

1/162 Warrigal Road, Mentone, Vic 3194

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 360 m2**

**Type: Unit**



Kevin Chokshi

0430195517

**\$765,000**

An ideally placed street-front home heading up just one other, this feature-rich three-bedroom sits on its own cottage-style block, with its own driveway and no shared land, generous outdoor spaces and loads of scope for a new owner to add genuine further value through minor cosmetic updates. Beautifully updated in recent years, this feature-packed three-bedroom property shows off modernised interiors in a location of ultimate convenience - so close to The Mentone Centre shops, Thrift Park, Mentone Village and the train station, it'd take longer to find a park than it would to crawl there! Plenty of outdoor space for the kids and pets to play, double carport parking, and packed with quality features including a fresh white paint palette, brand new plush carpets, double block-out/privacy blinds, ducted gas heating and split system air-conditioning, and a fantastically devised floor plan. Comprising three generous bedrooms with large robes, and the main with ensuite access into the excellently designed 3-part family bathroom - a separate bath and shower room, a separate toilet and a separate washroom - the perfect design for busy school mornings! An L-shaped lounge room, a separate meals zone and central kitchen at the hub with a Westinghouse wall oven, gas cooktop and range hood and great storage. Opening at the rear to a raised patio and an easy-care backyard. A perfect entry into this coveted, tightly-held bayside location, this ready-to-accommodate home is the complete package for first-home buyers, young and growing families, lifestyle seekers and investors alike. PLEASE NOTE: \*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.\* Photo ID required at all open for inspections