

1/40-42 Charman Road, Mentone, Vic 3194



Unit For Sale

Friday, 3 May 2024

1/40-42 Charman Road, Mentone, Vic 3194

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



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\$700,000-\$770,000

Nestled at the front of a peaceful group in this tightly-held beachside enclave, with the sea lapping the shore just a couple of hundred metres away and everything for the ultimate lifestyle just minutes on foot from your door, this gorgeous 2-bedroom home boasts its own driveway and single-car garage, and a generous front garden to enjoy plus a rear entertaining deck too. With stylish updates and renovations adding to its overall appeal and plenty of scope to add genuine further value through minor cosmetic updates, this home dishes up an unbeatable combination of contemporary comfort, space and convenience. Well-proportioned, stylishly renovated and loaded up with quality features - featuring a modern colour palette, polished timber flooring and plush carpets. Ducted gas heating, stone benchtops and an attached single garage plus additional driveway parking. Two very generous bedrooms with large robes - both easily accessible to the STUNNING fully-tiled updated bathroom plus a large fully-fitted laundry with excellent storage and bench space. Extra spacious front living room and an adjoining dining and sleek chef's kitchen with a 900mm ILVE oven and gas cooktop, a dishwasher, generous stone benches, and copious amounts of storage. Located moments from the esteemed Mentone Girls' College and an easy walk to Mentone station and vibrant shopping/dining village. Dozens of excellent dining, cafe and entertainment options, and just a few hundred metres from the stunning Mentone Beach, foreshore parklands and the Bayside Trail winding along natural coastal landscape. Prized school zoning for Mentone Primary, Mentone Girls' and Beaumaris Secondary Colleges; and an easy walk to Mentone's esteemed Grammar Schools, St Bede's and Kilbreda. Enjoy the ultimate lifestyle of convenience with everything at the door and nature abounds with the seaside, flourishing parkland, trees, and fauna at the forefront of it all. 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