

**1/74 Collins Street, Mentone, Vic 3194**

**buxton**

**Sold Townhouse**

Tuesday, 15 August 2023

1/74 Collins Street, Mentone, Vic 3194

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 288 m2**

**Type: Townhouse**



Nickole Smirnov

0395839811

**\$922,000**

Head just north of the Mentone Village to discover this street-fronted standalone home on a sunny low maintenance corner. Perfectly presented with enormous owner occupier and investor appeal, the offering is further elevated by an address within the prized zones for both Beaumaris and Mentone Girls' secondary colleges. With no shared land, a sundrenched northerly garden provides a lush welcome to the light-filled accommodation which is introduced by a distinct entrance hall giving access to a peaceful living & dining room along with a split system. Further on, the modern kitchen showcases quality stone benchtops and stainless steel appliances (including a dishwasher) while out from here, a low maintenance courtyard provides a superb space to unwind or dine in the summer warmth. Both of the bedrooms are very generous doubles that benefit from fitted wardrobes, they share the central bathroom that offers a convenient separate WC, while a Euro laundry and hallway storage complete the internal layout. This easy-care opportunity is rounded off by a lock-up garage and driveway parking. Just 300m to the supermarket and steps more to the station & cafes, this is a prime location for a great lifestyle - bus stops are also nearby while the beach is within the quickest trip. For more information about this sun-filled central home, please contact Emily Whitehead at Buxton Mentone on 0420 997 276