

**102/23-31 Mercer Street, Portarlington, Vic 3223**



**Unit For Sale**

Saturday, 13 April 2024

102/23-31 Mercer Street, Portarlington, Vic 3223

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Trevor McManus  
0352571778

**\$620,000**

Welcome to your new home in the serene and secure over 55's Portarlington Village gated community. This charming three bedroom abode offers comfort, convenience, and a peaceful lifestyle tailored for your enjoyment. As you step inside, you'll immediately notice the thoughtful design and modern amenities that define this residence. Two spacious bedrooms and a smaller room that could be used as a third bedroom or study. The master bedroom has its own en-suite with toilet and for added convenience, there is a second toilet. Fully insulated ceilings and walls ensure optimal temperature regulation, keeping you cozy in winter and cool in summer. The single-car garage, equipped with a remote-control roller door, provides secure parking and easy access to your vehicle. The well-appointed kitchen is a chef's delight, featuring an electric fan-forced oven, gas cook top, and dishwasher. Whether you're preparing a quick meal or hosting a dinner party, you'll appreciate the convenience and functionality of this space. The split system reverse cycle air conditioning in the living room, provides year-round climate control. Enjoy the fresh breeze on the rear deck and when the weather calls for it, stay comfortable by closing the clear Perspex sliding doors. Outside, the landscaped front gardens add a touch of beauty to your surroundings, creating a welcoming atmosphere for you and your guests. And when you're ready to socialize or stay active, take advantage of the community's main clubhouse, where you'll find an indoor in-ground heated pool, gym, and library. Located just minutes' walk to the stunning foreshore and public transport, everything is literally at your doorstep. With its array of amenities and tranquil setting, this property offers the perfect blend of comfort, convenience, and community. Welcome home to Portarlington Village, where every day feels like a retreat. Contact Trevor McManus 0448810074.