

# 11-13 Balcombe Road, Mentone, Vic 3194

## Sold House

Monday, 22 April 2024

11-13 Balcombe Road, Mentone, Vic 3194

Bedrooms: 3

Bathrooms: 1

Parkings: 10

Area: 569 m2

Type: House



Charles Xu  
0404482332



Laura Thomson  
0417140444

**\$1,451,000**

Open for Inspection: Saturday 13th April 2:30 pm-3:00 pm Offering a substantial double frontage allotment located in this booming Bayside suburb, sure to appeal to developers, owner occupiers and investors alike. Offering immediate income with multiple value-add propositions including multi-level redevelopment (STCA). Situated in a bustling and high-exposure location on the corner of Nepean Highway, Warrigal Road and Balcombe Road the property offers fantastic exposure plus signage opportunities. Property Features Include: • Total Land Area | 569m<sup>2</sup> • Total Building Area | 175m<sup>2</sup> • Open plan throughout large staff area at the rear • Rental | \$7,000 per month Tenant on a month-to-month tenancy • Ample car parking • Suit Investors/Owners Occupiers/Developers (STCA) • Over 8 metres of street frontage • Mixed Use Zoning (MUZ) Photo ID required at all open for inspections. Disclaimer: We have in preparing this document used our best endeavors to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>