

# 11 Menin Road, Monbulk, Vic 3793

## House For Sale

Tuesday, 21 May 2024

11 Menin Road, Monbulk, Vic 3793

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 1092 m2

Type: House



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**\$740,000 - \$800,000**

Savvy investors are set to be impressed by the immense potential offered by this 1,092sqm (approx.) property. With its perfect position steps from Main Road schools and shopping as well as its solid construction and lovely outlooks, this residence could easily become the home of your dreams. On the entry level, new owners will discover a classic floorplan featuring open plan living and dining with large, light-filled windows. The neighbouring kitchen is adorned with a modern wall oven, gas cooktop, and timeless shaker cabinets. With 3 bright bedrooms with built-in robes, an original bathroom with separate tub and shower, and laundry with WC also on this level, this home makes it easy to envisage how it could work for you. On the lower level, the generous family room is accompanied by a kitchenette, shower bathroom, and versatile storeroom that also provides under-house access. From here, step out to the covered entertaining area and garden with terrace lawn and treetop views. With a little imagination, this perfectly positioned property promises significant returns in years to come. Prompt inspection is advised to secure this outstanding opportunity.

- Incredible potential to renovate or rebuild steps from local amenities (STCA)
- 1,092sqm (approx.) property with sealed drive and oversize single garage
- Covered entry and plenty of off-street parking
- Open plan living and dining with large windows and original carpet
- Bright kitchen with shaker cabinets and modern appliances
- 3 upper level bedrooms with built-in robes
- Classic bathroom and laundry with WC
- Spacious lower level family room with kitchenette, shower bathroom, and versatile storeroom