

12 Delville Avenue, Mentone, Vic 3194



Sold House

Friday, 27 October 2023

12 Delville Avenue, Mentone, Vic 3194

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 604 m2

Type: House



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\$1,305,000

The use of reclaimed timber, unique-textural elements, and a restrained material palette are indicative of this property's custom configuration, and remain entirely in keeping with its relaxed, coastal setting. A series of deliberate and thoughtfully-enacted improvements elevate this remarkable family home. Bespoke shelving, benches, and vanities are all custom made from reclaimed materials from the house itself. The mantelpiece is over 700-years old and from the Garden Islands naval wharf. And, all original services have been replaced including wiring, plumbing, sewerage, and stormwater, with restumping and new footings installed. Accentuated by skylights and the generous use of glass, inside & outside meet along the property's eastern axis. French-doors open the interiors onto a stunning alfresco centred around a sunken fire-pit wrapped by in-built seating and planters. The free-flowing design moves seamlessly between living spaces; the result is a property which feels calm and comfortable in any situation. Respecting how families enjoy coming together before retreating into their own space, the private living quarters are separately zoned, and consist of four bedrooms, a main bathroom, and a master ensuite. Cocooned in contemporary comforts, highlights include an open-fireplace, central heating & cooling, and ceilings fans; concrete preparation benches, central serving island, and premium ASKO appliances in the kitchen; floor-to-ceiling chevron bathroom tiling, and a functionally-equipped garage joined by a dedicated storeroom and workshop with inbuilt shelving. With Mentone Park Primary at the end of the street and local childcare around the corner, this family-friendly location enjoys close proximity to Thrift Park SC, DFO Moorabbin, Mentone station village, and the Bayside private school belt.