

**12 Russell Court, Mentone, Vic 3194**



**House For Sale**

Saturday, 11 May 2024

12 Russell Court, Mentone, Vic 3194

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 898 m2**

**Type: House**



Lambros Bollas  
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Harrison Mosley  
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## Contact agent

Now is the time to meet the market with Mentone's easiest and most exciting multi-home development. More than just a rewarding project, this fully-approved three-dwelling development represents a unique opportunity for success. Expertly architect planned and designed, this ground-breaking project is primed for profit; from its excellent utilisation of this approx 898sqm site, to its clever full-suite family designs, to its value-added location in the Zones for two of the most popular Secondary Colleges by the bay. Planned with an integrated approach by KG Architects, each home is sited to offer an ideal collaboration of privacy and presence, and to catch the perfect mix of light, shade and garden outlooks. Meeting the market with in-demand three bedroom and study area, 3+ bathroom accommodation, each home provides the same luxurious full-suite plan (with a private ensuite for every bedroom), the same dual zone living (with zones on each level), and the same private two-car garage space. Yet all offer uniquely individual floorplans (sized from 24 squares to 27.6 squares) to maximise the visual appeal and interior liveability of their placement on the site. Boldly architectural with high-gabled facades, streamlined monochromatic colourways, and well-screened glazing, each individually architect-designed home will unfold to offer a choice of master-suite upstairs and down, and entertaining living with an outward flow. Secluded in a quiet court, yet so central to Mentone's beachside lifestyle and educational opportunity, this visionary project takes a view to success with Zoning for both Mentone Girls and Beaumaris Secondary Colleges at a blue-chip address within a walk of the beach, station and village shopping, and within easy reach of Southland's retail therapy and Sandbelt Golf Courses.