

**14/18 Venice Street, Mentone, Vic 3194**



**Sold Unit**

Thursday, 19 October 2023

**14/18 Venice Street, Mentone, Vic 3194**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$725,000**

This charming 2 bedroom + study unit offers you the perfect Bayside lifestyle. The living room is bathed in natural light, courtesy of the northern exposure creating a tranquil ambiance that welcomes you upon your return home. Two generously proportioned bedrooms, each equipped with walk-in robes and large windows. Ample bench space and storage in the kitchen followed by a well-kept bathroom and a generously sized laundry area. Wooden fireplace located in the living room, evaporative cooling, as well as downlights, timber floors and ample storage space, including a lock up garage. The property enjoys a prime location in the heart of town, across from Mentone Reserve, and on the doorstep of the bustling Mentone Village, and Mentone station. Minutes away lies the beach, and extensive coastal trails that wind along rugged, natural cliffs and sandy dunes await exploration. Prominent dining establishments, bars, and cafes along the bay are within walking distance, as are esteemed private schools such as Mentone Grammar, Mentone Girls Grammar, St. Bede's, and Kilbreda, complemented by zoning for Mentone Primary, Mentone Girls', and Beaumaris Secondary Colleges. This residence offers the allure of a perpetual holiday lifestyle. A portion of every Ray White Carnegie sale in November will be donated to Movember to help raise funds for mental health, suicide prevention, prostate cancer and testicular cancer.