

**147 Balcombe Road, Mentone, Vic 3194**



**House For Sale**

Wednesday, 17 April 2024

147 Balcombe Road, Mentone, Vic 3194

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 488 m2**

**Type: House**



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**\$1,300,000-\$1,400,000**

Exemplifying why Melbourne's post-war architecture remains a style of home still so adored today, this charming, rendered brick beauty is the darling of this cosmopolitan-meets-the-bay Mentone pocket. Set on a broad 488sqm (approx) corner block and with the sea washing the shore at the end of the street, this renovated beauty will surprise and delight you. Just a few minutes on foot to Mentone Village shops, restaurants, cafes and Mentone Station, Westfield Southland in two stops, some of Melbourne's finest public & private schooling, the rugged natural beauty of Port Phillip Bay, and a lifestyle rich in diversity, culture and opportunity at your fingertips.... And let's not forget the prized school zoning for Mentone Primary and Mentone Girls' and Beaumaris Secondary Colleges! Set back behind high secure fencing and a fanning of bamboo, highlighted by a single garage (via Plummer Rd) and an undercover alfresco and extended two-tiered sundeck. This affectionately restored home is rich with glorious period detail and character melded with contemporary style, sophistication and modern convenience. Art-deco-centred decorative cornices/ceiling roses, air vents, picture rails and a lead-light feature window. Double-hung sash windows, ducted gas heating and evaporative cooling throughout, LED downlights, beautiful wide-board timber flooring; double block-out/privacy blinds, matte-black fittings, excellent built-in storage, two sheds, and a single garage plus gated driveway parking. Three generous bedrooms - two with full-height bespoke built-in robes and drawers - serviced by the gorgeous fully tiled bathroom with art-deco leadlight, plus a 2nd toilet and laundry. Beautiful front lounge room with French doors from the entry hallway, and an open plan meals zone and sleek stone-bench kitchen equipped with premium 900mm gas cooktop and rangehood, a wall oven and a dishwasher, copious storage and space to prepare meals, and a servery window to the alfresco. Year-round entertaining out on the expansive two-tiered deck in the secure, private grassed backyard where the kids and pets can roam and play enjoying the north-to-west sunshine from front to back. PLEASE NOTE: \*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.\* Photo ID required at all open for inspections