

167 Balcombe Road, Mentone, Vic 3194



House For Sale

Friday, 5 January 2024

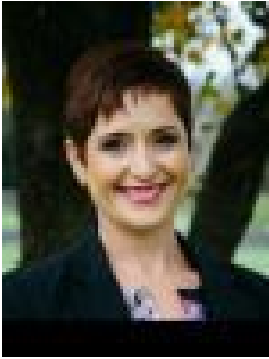
167 Balcombe Road, Mentone, Vic 3194

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Type: House



Dena Kibblewhite

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\$1,820,000 - \$2,000,000

This grand and characterful home with its wide street frontage, cherished by the current owners for 35 years, is a commanding presence in this prime beachside location. With a distinct charm that is sure to appeal to those drawn to the distinguishing qualities of period homes, the residence features stunning art deco ceiling panels, decorative cornice, sash windows, picture rails and high ceilings throughout. The impressive formal dining room with electric fireplace is complemented by a charming formal lounge with open fireplace, providing the perfect setting to retire and unwind. For everyday living, you will enjoy the open plan family room that opens to the partially covered patio, allowing for seamless entertaining whatever the weather. A comprehensive upper floor extension delivers an overall extensive floorplan with multiple living areas and front and rear balconies, catering for both formal/informal and indoor/outdoor entertaining. Alternatively, the wide selection of living spaces can also accommodate multi-generational living, supported by master suites with adjoining bathrooms on both ground and upper levels, while today's essential home office presents a dedicated work space or potential fifth bedroom on the ground floor. If the short ten minute walk to the beach feels too much at the end of a long day on those balmy summer nights, the enclosed gas-heated swim spa presents an even easier option for a refreshing dip at home. Other features of this well-equipped home include: * Plantation shutters * Ducted heating and evaporative cooling * Ducted vacuum * Recently replaced hot water service * Lock up garage, carport and additional off street parking Centrally located within walking distance of Mentone Village and train station and surrounded by a multitude of highly regarded elite private and public schools, including Mentone Girls Secondary and Beaumaris Colleges, everything you could need is literally on your doorstep. Centrally located within walking distance of Mentone Village and train station and surrounded by a multitude of highly regarded elite private and public schools, including Mentone Girls, Sandringham and Beaumaris Secondary Colleges, everything you could need is literally on your doorstep. Feeling a little more energetic? Easy access to the 28.8km Port Melbourne to Mordialloc Bay Trail will have you enjoying Melbourne's coastline within minutes while a short drive takes you to highly acclaimed golf courses of the world-renowned Melbourne Sand Belt. Those more inclined to relax via a little retail therapy have a short seven minute drive to one of Australia's largest shopping and entertainment precincts, Westfield Southland. Contact Dena on 0404 406 740 for further information on what this fantastic family home offers. Disclaimer: In preparing this information, Eview Real Estate has relied in good faith upon information provided by others and has made all reasonable efforts to ensure that the information is correct. The accuracy of the information provided to you (whether written or verbal) cannot be guaranteed. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate.