

17 Southern Road, Mentone, Vic 3194



House For Sale

Thursday, 23 November 2023

17 Southern Road, Mentone, Vic 3194

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 845 m2

Type: House



Garry Donovan
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\$1,200,000 - \$1,300,000

Occupying a significant 845m² approx. block with private gate access onto the reserve, this three bedroom family home offers an exciting opportunity for first home buyers, investors and developers in this sought-after parkside pocket. Surrounded by fantastic lifestyle amenities and zoned for Parkdale Secondary College, you're also minutes from pristine sandy beaches, vibrant eateries and the popular bay trail. Brimming with possibilities; explore your options to maximise this leafy parklands position and develop with three luxury residences, move in and enhance the existing home at your leisure, or lease and hold for the future (STCA.) Generously proportioned, features include two spacious living areas and an original kitchen with meals, robes to all three bedrooms and a central bathroom. Polished hardwood floors and the crackling warmth of an open fireplace will delight, as will ducted heating, a split system, single lockup garage and double carport. The large backyard is full of untapped potential, while you'll love the freedom to step directly onto the lush reserve with its dog off leash area and adjacent playground to entertain the kids. Situated in a family-friendly neighbourhood, this property is in walking distance to local schools and shops, bus stops and DFO, while Thrift Park Shopping Centre, the train station, Mentone's private school precinct and beautiful beaches are within easy reach.