

**2/107 Lower Dandenong Road, Mentone, Vic 3194**



**Unit For Sale**

Friday, 2 February 2024

2/107 Lower Dandenong Road, Mentone, Vic 3194

**Bedrooms: 2**

**Bathrooms: 1**

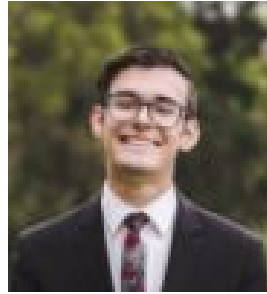
**Parkings: 1**

**Area: 300 m2**

**Type: Unit**



Angela Limanis  
0414664374



Thomas French  
0415558101

**\$680,000-\$720,000**

Enter via Coolabah Street. The opportunity of a lifetime exists right here at 107 Lower Dandenong Road - released to the market for the very first time, this 2-for-1 deal is arguably the most optimistic investment opportunity this side of the bay! On offer to purchase either together or separately, is this delightful, 2-bedroom brick home on a 301sqm (approx) allotment, PLUS a separate 4-bedroom home on 533sqm (approx) - both standalone street-front properties with separate driveways, secure off-street parking and no shared land - facing peaceful Coolabah Street. Beautifully established and looked after - picket fencing, a decent splash of lawn, established gardens and great undercover and paved entertaining. Quality carpets, ducted heating, reverse cycle air-con, loads of storage and a spacious, flexible floor plan. Two double bedrooms with large robes, serviced by a neat central bathroom with a bath and a shower, a separate toilet and a large laundry. Two spacious living & dining zones with full-height windows and a well-laid-out kitchen standing at the hub, with a wall oven, gas cooktop, dishwasher and an assortment of storage options. Flowing out to a raised alfresco under the roofline, stepping down into a courtyard garden. Simply get yourself into a feature-rich standalone home with all the independence you desire - but consider taking the opportunity to outsmart the rising cost of living by supplementing your mortgage repayments with the healthy rental income of the 4-bedroom home next door! OR, acquire a high-yielding, TWO-in-ONE portfolio addition with various possibilities to instantly achieve two healthy rental incomes simultaneously... and even better returns after a cost-effective cosmetic renovation! A sought-after pocket next to a terrific strip of shops; minutes on foot to Acacia Ave Preschool, the revamped Southern Road Reserve & Racecourse Reserve. Thrift Park, Mentone shops, buses, train station and beach; and in the prized catchment for Mentone Park Primary, Mentone Girls' and Parkdale Secondary Colleges. 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