

**2/17 Wakool Avenue, Mentone, Vic 3194**



**Sold Townhouse**

Thursday, 26 October 2023

2/17 Wakool Avenue, Mentone, Vic 3194

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 366 m2**

**Type: Townhouse**



Andrew Plousi  
0395846500



Vanessa Downey  
0395846500

**\$1,264,000**

Set back and private, this expansive, single level sanctuary with multiple living areas is exceptionally positioned only 550 metres from the beach! Enhanced by elegant timber colonial windows and beautifully maintained, this delightful residence is ready to move in or rent out while offering up plenty of potential to add value in time with a stylish update. Stretching out to a wonderful, private courtyard framed by easy-care, established plants. The open plan kitchen/living area enjoys large windows with leafy green outlook, a ceiling fan, and a brand-new 5KW reverse cycle split system air con. The adjoining, original kitchen in pristine condition with solid timber cabinetry and a great sized pantry boasts a brand-new stainless wall oven and brand new sleek black dishwasher. External sunshades provide all-weather comfort and a decorative lead light door separates this heart of the home from the sizeable front lounge and dining room when desired. No need to compromise on space, comfortably suiting a family or downsizers with room to entertain and accommodate your treasured belongings. Featuring three bedrooms, two with built in robes serviced by a spotless family bathroom with a full-sized bath and separate toilet. The master with a walk-in robe leading to a large, bright ensuite with heated towel rail. The laundry with ceiling clothes airer operated on a pulley. A brand new gas heating system ducted throughout the home, excellent storage, secure entry, a double garage with rear access and off-street parking for guests among the notable inclusions. Walk to Mentone's stunning beach and bay trail, Mentone village cafes, restaurants, shops and transport. Illaroo Reserve and playground a short stroll with Southland, golf clubs and a choice of top schools nearby. Backing onto Mentone Girls Secondary College and zoned for Mentone Primary and Beaumaris Secondary. Offering exceptional space with low maintenance appeal in a prime position. Enjoy the best of Mentone with everything at your doorstep! For all enquiries please contact Andrew Plousi 0411 799 023 Hodges Mentone/Chelsea. Live Streaming via GAVL Hodges clients have the opportunity to watch live property auctions. Register to watch through [www.gavl.com](http://www.gavl.com) or copy & paste the property link: <https://x5u9a.app.goo.gl/py8o> To be able to watch online, you must download the free GAVL App.