

2/42-44 Bourke Street, Mentone, Vic 3194



Unit For Sale

Thursday, 9 May 2024

2/42-44 Bourke Street, Mentone, Vic 3194

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Andrew Plousi
0395846500



Vanessa Downey
0395846500

\$650,000 - \$690,000

Warm, inviting and beautifully maintained throughout. Presenting a peaceful blend of classic detailing with contemporary updates in an outstanding central position. Open plan living/dining provides a large colonial style window with dappled light views of the front garden's established Rhododendron and Camellia, while the sun streams in through the kitchen from a north-facing courtyard. Light and bright, the thoughtfully updated kitchen features soft-close cabinetry and a built-in sideboard adds to ample storage. Enjoy easy courtyard access via an adjacent laundry. This sun-filled, outdoor space is completely private, offering room to create an intimate alfresco dining area with BBQ and extend the living space. The generously sized master bedroom boasts a walk-through robe with direct access to the skylit bathroom, updated and impeccably maintained with separate shower and bath. The second bedroom with built-in-robe overlooks the courtyard and soaks up that northerly sun. Secure and low-maintenance, ensuring a relaxed lifestyle. Ideal for new market entrants, busy professionals, beach loving re-sizers and savvy investors alike, with its value underpinned by this highly desirable location. This delightful villa nestled in a quiet block, enjoys Mentone and Cheltenham Villages, transport, walking tracks and the beach close-by with bus stops, Patty Street Playground and Cheltenham Park Reserve a short stroll away. Comforts include plush carpets throughout, ducted heating, air-conditioning and a ceiling fan. The 1.5 length lock-up garage with courtyard access has room for a workspace by the window. Move straight in and enjoy while you contemplate possible future cosmetic enhancements to suit your taste. Situated on a wonderfully wide street and zoned for Beaumaris Secondary, Mentone Girls, and Cheltenham Primary. For all enquiries please contact Andrew Plousi 0411 799 023 Hodges Mentone. Live Streaming via GAVLHodges clients have the opportunity to watch live property auctions. Register to watch through www.gavl.com or copy & paste the property link: <https://x5u9a.app.goo.gl/WM6RV> To be able to watch online, you must download the free GAVL App.