

**2/49-51 Patty Street, Mentone, Vic 3194**



**Unit For Sale**

Friday, 1 March 2024

2/49-51 Patty Street, Mentone, Vic 3194

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Amie Goddard  
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**\$730,000 - \$800,000**

With blending the original features and cleverly curated modern amenities, this two-bedroom villa is situated in the sought after central Bayside area. Hawthorn double brick and high ceilings are the first indications of the property's mid-century charm, which is reflected by beautifully aged polished original pine flooring and living room mantle with built-in heater. The newly renovated and well equipped kitchen feels refreshed and restored with its design well-suited to contemporary tastes. A well sized separate laundry and second toilet are connected via a sunlit corridor. Living arrangements comprise two large bedrooms with BIR, serviced by a fully renovated bathroom boasting a frameless rainfall shower, toilet and floating vanity. An accessible and low-maintenance lifestyle prize with equal appeal to young families, local professionals, and discerning downsizers, highlights include a private courtyard with hardwood decking, lawn and garden with a rear north-facing perspective, living room reverse cycle A/C, external awnings, private driveway, secure garage, and ample off-street parking. Live within steps of Mentone Mall, Mentone station and prestigious schools while enjoying the convenience of having Cheltenham village, Southland SC, and the foreshore and beaches only moments away.