

# 22 Sea Parade, Mentone, Vic 3194



## House For Sale

Tuesday, 23 April 2024

22 Sea Parade, Mentone, Vic 3194

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 671 m2**

**Type: House**



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## Contact Agent

Quietly set in one of Mentone's most tightly held pockets with the beach glistening at the end of the street. This premier position offers a short stroll to the bay trail, coastal walks through to stunning Beaumaris cliffs as well as Mentone Village shops, eateries and transport. Surrounded by leading private schools, it's zoned for Mentone Primary, Beaumaris Secondary and Mentone Girls Secondary. Classic, coastal inspired interiors blend comfort and style. Neutral tones with charcoal accents, white-washed timber floors throughout and large French colonial windows add a timeless appeal. Expansive living areas designed for indoor, outdoor flow make the most of the prized northerly aspect. Overseen by the central kitchen with stainless steel wall oven, 6 burner gas stove and long breakfast bench, a huge undercover lounge and dining alfresco area provides the perfect backdrop for entertaining, leading to a deep backyard with plenty of lawn for the kids. Additional features include; Bedrooms with built in robe's, Master with walk in robe and ensuite. Ducted heating + split system cooling, a great sized laundry with outdoor access, securely fenced front yard, two good sized garden sheds and off-street parking. Immediately comfortable as is, this brilliant location ensures a first-class family lifestyle, complemented by its generous 671sqm (approx). Bright and welcoming, calling growing families and investors to embrace this enviable beachside lifestyle. For all enquiries please contact Andrew Plousi 0411 799 023 Hodges Mentone. 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/s314a> To be able to watch online, you must download the free GAVL App.