

24 Flinders Street, Mentone, Vic 3194



House For Sale

Thursday, 26 October 2023

24 Flinders Street, Mentone, Vic 3194

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1250 m2

Type: House



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\$2,200,000 - \$2,300,000

Offered for the first time in over 70 years - and graced by a solid 3-bedroom home built by its current owners - this exceptional parcel of 1,250sqm approx. (Subject to survey) presents buyers with a rare and exciting opportunity to procure an unrivalled slice of beachside Mentone. With a desirable northerly frontage, and in a sought-after pocket where the bay is easily reachable on foot, the home is rent or move-in ready and provides extremely comfortable accommodation while you plan your next steps. Enhanced by polished hardwood floors which flow seamlessly throughout, among its highlights are an inviting lounge with fireplace in stacked stone surrounds, a practical kitchen and meals area, three bedrooms, a central skylit bathroom and separate WC. A garage to the rear of the property is an invaluable inclusion while a large laundry and panel heating are also offered. Blessed with prized dual school zoning for both Mentone Girls' and Beaumaris secondary colleges - and within moments of transport, elite private schools, restaurants, championship golf courses and a host of other essential & lifestyle amenities - this is an address that offers immense appeal to a huge range of buyers. Consider renovating/extending the existing home or explore options to subdivide and develop an enclave that caters to every lifestyle (STCA). Alternatively, for families seeking an incredibly proportioned site for a brand-new masterpiece with an alfresco setting to match - also subject to council approval - this certainly ticks all the right boxes and is one that is too good to miss! For all enquiries please contact Andrew Plousi 0411 799 023 Hodges Mentone/Chelsea. 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/GMk8> To be able to watch online, you must download the free GAVL App.