# 24B Broome Avenue, Mentone, Vic 3194
## Townhouse For Sale

**Tuesday, 12 December 2023**

**24B Broome Avenue, Mentone, Vic 3194**

**Bedrooms: 4**    **Bathrooms: 3**    **Parkings: 2**    **Area: 444 m2**    **Type: Townhouse**



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**$1,550,000-$1,650,000**

Epic proportions and high-end finishes are the standout achievements of this quality built brand-new town residence. Leaving buyers wanting for nothing, it delivers incredible family-sized space on a fabulously low maintenance block close to every needed amenity. Immediately impressive with soaring square-set ceilings and chic wide-board flooring, the layout comprises a brilliant home office along with four king-sized bedrooms including an ensuite bedroom on each level. Set to the rear is the sensational entertaining zone boasting a gourmet stone kitchen with premium Ilve appliances and masses of cupboard space along with a stunning butler's pantry doubling as a very practical laundry. Expanses of glass connect the vast living & dining area (gas fireplace) with the outdoors, while the generous alfresco deck offers more space to relax looking out to a lawned garden.More valuable living space is found upstairs together with three further large bedrooms including the primary suite with large walk-in wardrobe and spacious ensuite. Families will love the inclusion of a main bathroom with decadent bath and wet-room style shower, whilst a ground floor powder room, ducted heating/cooling and ample storage are all offered together with an auto garage with internal entry & store area.Position-perfect for families with Mentone Park Primary School and Southern Road Reserve & Playground just metres away, this exciting home is also within easy reach of bus routes and shopping options and within the zones for both Parkdale & Mentone Girls' secondary colleges.PLEASE NOTE:*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.* Photo ID required at all open for inspections