

**3/13 Lower Dandenong Road, Mentone, Vic 3194**

**buxton**

**Apartment For Sale**

Wednesday, 14 February 2024

3/13 Lower Dandenong Road, Mentone, Vic 3194

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Mathew Cox  
0395839811



Sarah Thompson  
0395839811

## **\$360,000 -Private Sale**

If you're a first-time homebuyer in search of your own cozy abode, contemplating downsizing to a more manageable residence, or aiming to expand your investment portfolio, this ground-floor apartment nestled in the heart of Mentone presents a compelling opportunity for all three scenarios. Situated just moments away from Parkdale's lively Thrift Park shops, a variety of dining options, and convenient public transportation, with the added bonus of the beautiful beach a short distance away. This meticulously maintained 1-bedroom apartment is ready for immediate occupancy and features a spacious front courtyard, a generously sized living/dining area, and an updated kitchen & bathroom. You'll also appreciate the comfort provided by the split system heating/cooling and the convenience of your own designated undercover parking spot secured behind electric gates. For further details regarding this fantastic "lock & leave" opportunity, please reach out to Mathew Cox at 0413 102 224.