

3/260 Balcombe Road, Mentone, Vic 3194

Townhouse For Sale

Tuesday, 14 May 2024



3/260 Balcombe Road, Mentone, Vic 3194

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 201 m2

Type: Townhouse



Sam Hartrick
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Private Sale - \$1,396,260.00

Set well back from the road, at the rear of a contemporary coterie of just three homes, this stylish single level residence will call out to a range of discerning buyers. A perfect downsizer which offers space yet easy maintenance, this could also be a great opportunity for smaller or time-poor families who will value the coveted school zoning. Rich timber flooring, soaring 3-metre ceilings and fresh paint add an undeniable appeal through the spacious living/dining zone which stretches out to meet a sleek stone kitchen boasting Bosch appliances and large island bench ideal for casual meals or catch-ups. A feature fireplace creates a cosy ambience while outside, the alfresco deck showcases a built-in BBQ, fridge along with a ceiling fan and shade/water-shield blinds ensuring it can be used throughout the seasons - it looks out to a landscaped garden with lighting & a water feature. Enjoying access to its own private deck, the master is peaceful and inviting and benefits from mirrored built-in wardrobes along with a smart ensuite with floating vanity and a large shower. Two further bedrooms are also offered each with fitted storage, they share a decadently proportioned main bathroom with bath & separate shower. Kept comfortable with ducted heating/cooling assisted by double glazed windows, the high-quality home also offers a laundry with storage along with an auto garage. Within the zones for both Beaumaris and Mentone Girls' secondary colleges, steps to bus stops and within easy reach of the station, there are also cafes & shops nearby while the beautiful beach is also reachable on foot.