

**3/41 Albenca Street, Mentone, Vic 3194**

**buxton**

**Unit For Sale**

Monday, 27 May 2024

3/41 Albenca Street, Mentone, Vic 3194

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Leigh Fletcher  
0395550622



Sharon Quick  
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**\$550,000 - \$600,000**

An exceptional opportunity for all, this charming unit features lovely floorboards throughout, adding a touch of elegance and continuity to the entire space. The spacious living zone benefits from a northern aspect, ensuring it is bathed in natural light all year round, creating a warm and inviting atmosphere perfect for relaxation and entertaining. The well-appointed kitchen is a highlight of the home, offering ample cupboard space, an oven, electric cooktop, and dishwasher, catering to all your culinary needs. From the kitchen, step out into the rear private courtyard, a serene space drenched in natural light. This outdoor area is ideal for al fresco dining, gardening, or simply unwinding with a good book, making it a true extension of your living space. Both bedrooms are generously sized and come with built-in robes, providing ample storage. The master bedroom, also with a northern aspect, enjoys plenty of sunshine throughout the year, enhancing the room's warmth and ambiance. This thoughtful design ensures that natural light is maximized, creating bright and cheerful living spaces. The main bathroom is tastefully designed, featuring a wonderful walk-in shower, a large vanity with ample storage, and a big mirror. Practical and stylish, it offers everything you need for daily routines and pampering sessions alike. Situated within the desirable school zones of Mentone Park Primary and Parkdale Secondary College, and within walking distance to Mentone Station, Thrift Park Shopping Centre, and Mentone Athletic Club, this property offers a blend of convenience, comfort, and community. Don't miss out on making this delightful unit your new home or investment.