

**3/78 Beach Road, Mentone, Vic 3194**



**Townhouse For Sale**

Wednesday, 7 February 2024

3/78 Beach Road, Mentone, Vic 3194

**Bedrooms: 2**

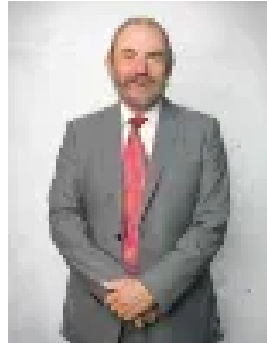
**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Michael Cooney  
0395896077



Errol Driver  
0395896077

**\$1,150,000 - \$1,250,000**

With inspiring views across the water, this bay-facing townhouse is the last remaining untouched home within the mid-century Warrington group. Alive with retro spirit, hand-in-hand with a wealth of potential to explore, the home features replaced carpets, ducted heating, and air-conditioning ensuring it is ready to move in or rent out. Anyone hunting this period of architecture will be immediately drawn to the interior which headlines warm cedar accents, rich exposed brick, and glorious cathedral ceilings, while the layout would also be receptive to some modern modifications for those who want to add value in the coveted locale. Oriented to capitalise on the views, the layout comprises a formal lounge and dining zone with stretches of glass looking across a leafy garden to the water. Alongside the original kitchen is a casual meals area whilst upstairs - with the best panoramas - is a versatile retreat that opens to a balcony. Two generous bedrooms are up on this level both with reams of storage, the master also concealing a practical ensuite - a main bathroom and separate WC are also here along with a powder room off the downstairs laundry. With ample storage inside and out plus the bonus of a double auto garage, this sought-after group also offers plenty of visitor parking and the real drawcard of a residents' pool. Steps to the water's edge, metres to dining options including the new Mentone Life Saving Club, there are also bus stops nearby, schooling on-hand and the town centre within a walk. Zoning for Beaumaris and Mentone Girls' secondary colleges wraps up the package.