

# 31 Lower Dandenong Road, Mentone, Vic 3194

## House For Sale

Tuesday, 23 April 2024



31 Lower Dandenong Road, Mentone, Vic 3194

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 612 m2**

**Type: House**



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**\$1,050,000 - \$1,150,000**

Enjoying the convenience and peace of mind of service road access, and blessed with a highly sought-after northerly rear, this impeccably presented 3-bedroom home presents buyers with the enviable dilemma of renovating, rebuilding or developing (STCA)- but all with the huge drawcard of immediate liveability and comfort while awaiting council approval. On approx. 612sqm, the home is positioned directly opposite Thrift Park shopping centre and bus stops for the utmost in daily ease. Lovingly maintained, the classic brick abode includes a choice of living/dining areas, a central kitchen, bright bathroom, laundry & separate WC. Built-in robes star in all three bedrooms and the home boasts ducted heating, evaporative cooling, carport parking and a lock-up garage. Zoned for highly-regarded Mentone Girls' and Parkdale secondary colleges, this wonderfully central and easily accessible address is just moments to the area's numerous private & independent schooling options, Mentone station and parks - including the family favourite 'Duck Park'. For all enquiries please contact Mark Pearman 0418 567 036 Hodges Mentone. Live Streaming via GAVLHodges clients have the opportunity to watch live property auctions. Register to watch through [www.gavl.com](http://www.gavl.com) or copy & paste the property link: <https://x5u9a.app.goo.gl/1f1ke> To be able to watch online, you must download the free GAVL App.