

32 Southern Road, Mentone, Vic 3194



House For Sale

Thursday, 1 February 2024

32 Southern Road, Mentone, Vic 3194

Bedrooms: 3

Bathrooms: 1

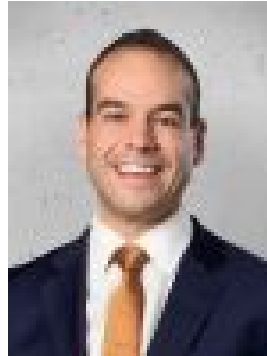
Parkings: 2

Area: 630 m2

Type: House



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\$1,200,000 - \$1,300,000

Rescue this prized corner and create the dream! Positioned in a highly sought-after part of Mentone and delivering 630sqm (approx) of desirable land boasting a sundrenched approximately 34m northerly frontage to Delville Avenue, this is your chance to establish a fine future for you and your family. Currently offering a battle-weary 3-BR/1-Bath home that has definitely seen better days, the question is, what will you do with the land on offer? Set to work on plans and designs to really excite and build that longed-for contemporary family residence offering space both indoors and out to accommodate your brood as time goes by. Alternatively, consider a modern multi-dwelling subdivision that capitalises on the dual frontages and offers rewarding investment potential (all STCA). Highly desired thanks to proximity to Southern Road Reserve, Mentone Park Primary School and quality childcare facilities, this pocket is much loved by families. With Thrift Park, DFO & Southland shopping destinations all within easy reach along with neighbourhood cafes, bus stops and local shops nearby - add to that zoning for Mentone Girls' and Parkdale secondary colleges and you have every age group catered for! For all enquiries please contact Danielle Scanlon 0407 880 732 Hodges Mentone/Chelsea.