

# 38A Lower Dandenong Road, Mentone, Vic 3194



## House For Sale

Friday, 26 January 2024

38A Lower Dandenong Road, Mentone, Vic 3194

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 210 m2

Type: House



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**\$1,150,000 - \$1,240,000**

Step into a lifestyle of contemporary luxury, effortless living and ultra-convenience with this expansive tri-level entertainer. Rising up above the street with leafy vistas across the treetops, this stunning sanctuary is just steps from shopping and bus stops, plus mere moments to beautiful beaches and Mentone's elite independent school precinct. Bathed in natural light, stylish open plan living and dining seamlessly flows to a private alfresco courtyard with maintenance free eco-decking and a barbeque gas point for effortless entertaining, surrounded by verdant passionfruit vines. The gourmet kitchen takes centre stage with its premium Miele appliances, waterfall-edge stone island bench and streamlined cabinetry, while the ground floor offers fantastic flexibility and functionality as an office, media room or teen retreat. Five spacious bedrooms and three luxurious bathrooms will cater with ease, including two master ensuite retreats with walk-in robes and private balconies, whilst the remaining three robed bedrooms share a lavish family bathroom with a blissful freestanding bath. The prestige appointments continue with double-glazing, polished timber flooring, stone surfaces and full-height tiling, a guest powder room, zoned reverse cycle heating/cooling, video intercom, keyless entry, extensive storage and double garage with internal access. You'll also appreciate the clever inclusion of a horseshoe driveway for easy entry and exits. Situated in a supremely central location, just 200m from Thrift Park Shopping Centre and walking distance to Mentone Village and the train station. Families will also value the proximity to parklands, sports reserves and renowned schools including Mentone Grammar, Mentone Girls' Grammar, St Bede's and Kilbreda Colleges, along with prize zoning for Mentone Girls' and Parkdale Secondary Colleges. For more information, please contact Kristyn Buckley 0408 100 487 or Shane O'Sughrue 0401 119 911.