

4/11 Albenca Street, Mentone, Vic 3194



Unit For Sale

Friday, 19 January 2024

4/11 Albenca Street, Mentone, Vic 3194

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Michael Nguyen
0395855667



Max McKellar
0455990087

\$630,000 - \$690,000

Privately placed within steps of Mentone Racecourse Reserve & Mentone station village, this smartly dressed property is positioned at the rear of the complex, responds to contemporary demands with versatile internal configuration, north-facing orientation, and stylish yet low-maintenance layout without any need to worry about body corporate fees. A modern material palette includes polished Tasmanian Oak hardwood flooring, updated kitchen with extensive stone top bench space, and a remodelled bathroom with plenty of natural light, new floating vanity, and separate toilet. These design decisions have boosted the property's aesthetic profile while continuing to provide relaxed spaces. Features include flowing natural light throughout the home with double block-out/privacy blinds, central heating & cooling, and BIR in both bedrooms. Outside is an on title, dual access wrap-around courtyard with patio area, encompassing multiple distinct spaces for outdoor entertaining and includes two sheds and a veggie patch. Local sports grounds, parks, and shopping districts sit within walking distance of the door, as does the Mentone foreshore and local public transport network. Its smart, stylish, and low maintenance composition, combined with its outstanding placement makes this property the perfect choice for first home buyers, growing families, and downsizers.