

**410/7 Balcombe Road, Mentone, Vic 3194**



**Apartment For Sale**

Monday, 22 April 2024

410/7 Balcombe Road, Mentone, Vic 3194

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Kevin Pleysier  
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Michael Cooney  
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## **Private Sale \$330,000 - \$360,000**

Taking in a bird's eye view across the neighbourhood right down to the sparkling waters of Port Phillip Bay, this light-filled sensation occupies a sought-after west-facing position within a contemporary apartment complex. With lift access up and down to the allocated secure car park, the home is the essence of lock & leave ease, delivering enormous appeal to city-based commuters hunting for a seaside base, it will also shout out to any lifestyle buyer or discerning investor. Wide-board flooring creates a coastal appeal through the open plan layout which flows past a gourmet kitchen that has been appointed with Miele appliances and topped with stone. The living area is filled with afternoon sunshine and extends to a good-sized BBQ terrace, while the generous double bedroom benefits from a wall of mirrored robes and is serviced by a stylish bathroom with luxe fixtures and a floating stone vanity. Wrapped up by reverse cycle heating and cooling, a Euro laundry, storage cage and video intercom entry, this sleek abode also enjoys access to a communal rooftop entertaining area for grander get-togethers with friends. Downstairs is the morning's coffee or evening drinks, metres away from the bus and an easy walk to the station & town centre, this prime position is also a quick trip across to Thrift Park shopping centre and moments from the beach.