

**42/80 Balcombe Road, Mentone, Vic 3194**



**Apartment For Sale**

Wednesday, 10 April 2024

42/80 Balcombe Road, Mentone, Vic 3194

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Andrew Plousi  
0395846500



Vanessa Downey  
0395846500

**\$540,000 - \$560,000**

Boasting balcony access from every room, a master with generous proportions and a walk-everywhere position, this stylish apartment enjoys the best of Mentone. Glass doors in both bedrooms and the living room slide open to a private balcony capturing the morning sun. This indoor-outdoor retreat emphasizes contemporary design and utilizes space brilliantly. An efficient open-plan meals and living adjoins a well-appointed, stone-bench kitchen offering stainless appliances, glass splash-back, breakfast bar and ample storage. The bedrooms feature plush carpets, one with a mirrored built-in-robe and the master with an ensuite, walk-in robe and study alcove leading to an extension of the balcony with a private outdoor nook to enjoy. An exciting option for owner-occupiers or investors, this superior setting is unmatched for convenience and lifestyle. You're truly spoiled for choice with a gym, cafe, barber and hair salon downstairs, the train a short stroll and breathtaking beaches within walking distance. Surrounded by top schools with cafe's, restaurants and shops at your doorstep. Further complimented by; split system heating and cooling, dishwasher, Euro laundry, secure entry with lift access, engineered oak flooring, roller blinds, dual basement car spaces and a storage cage. An outstanding residence in an iconic building, perfectly positioned in the heart of Mentone's vibrant and bustling village offering an effortless, contemporary lifestyle with everything you desire within easy reach. For all enquiries please contact Andrew Plousi 0411 799 023 Hodges Mentone.