

5/117-119 Balcombe Road, Mentone, Vic 3194

in2property

Unit For Sale

Wednesday, 17 April 2024

5/117-119 Balcombe Road, Mentone, Vic 3194

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 76 m2

Type: Unit



Ilana Melnikov
0399381212



Sladjan Vujicic
0437781620

\$530,000 - \$580,000

An excellent investment or owner-occupied opportunity awaits at 5/117-119 Balcombe Road, Mentone, with the property currently tenanted, presenting the best in coastal living with simplicity and convenience. This well-kept unit, located at the rear for utmost privacy, is perfectly situated for those who value an easy-going lifestyle paired with coastal luxury. Surrounded by essential amenities, such as Woolworths, and a mere 1 km stroll from Mentone Beach, this home ensures that everything you need is within reach. Enhanced connectivity through fast HFC NBN and ultra-fast 5G options ensures seamless online activities.

Home Highlights:

- The residence features two spacious bedrooms, each equipped with built-in robes and double-glazed windows, ensuring peace and privacy.
- An open-plan kitchen/meals area outfitted with a gas cooktop and electric oven, flows into a bright dining and lounge area, ideal for both entertaining and relaxation.
- The thoughtful layout includes a bathroom with a separate shower and a shower over bath, catering to all preferences.

Additional Conveniences:

- A separate laundry with ample storage space, a split system for heating/cooling ensuring comfort throughout the seasons, a single lock-up garage for secure parking, and a separate toilet enhance the practicality and appeal of this unit.

Nearby Educational and Lifestyle Benefits:

- Located within 600 meters of Mentone Primary School and Mentone Girls' Secondary College, this property is an attractive choice for families or those connected to the educational sector.
- Its prime location offers easy access to schools, shops, transportation, and the beach, epitomizing a vibrant yet tranquil lifestyle.
- The vicinity of Southland Shopping Centre, just 3 km away or a 5-minute drive, along with Mentone Train Station being 500 m away, adds unparalleled convenience and connectivity to this premium location.

This unit not only presents a blend of modern amenities and an optimal location but also holds appealing investment potential or promises as a residence for future owner-occupiers in Mentone's delightful coastal and urban setting.