

**5/3 Levanto Street, Mentone, Vic 3194**



**Unit For Sale**

Thursday, 22 February 2024

5/3 Levanto Street, Mentone, Vic 3194

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Michael Nguyen  
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Max McKellar  
0455990087

**\$495,000 - \$544,500**

Positioned in a quiet, family-friendly neighbourhood, this beautifully-presented single-level home combines relaxed low-maintenance living with spacious, light-filled spaces, all set against a shaded south-facing courtyard. The lounge & dining domain is warmly welcoming, naturally organising itself around the central heater before connecting onto the adjoining kitchen. Its design benefits from high-capacity shaker cabinetry, stainless-steel appliances, and generous preparation space. Well-balanced and cleverly organised, the two bedrooms are separately zoned from the main living zones, both with BIR and main bathroom access. Features include polished timber flooring, living room A/C, external awnings, and a neatly paved courtyard framed by garden beds and possessing an outdoor powder room. With easy access onto both Mentone Racecourse & Dolomore reserves, and proximity to local shopping precincts & Mentone station, families will appreciate the distinct advantage of an area which places the leading local state & private schools within immediate reach.