

**5/7 Palermo Street, Mentone, Vic 3194**

**buxton**

**Apartment For Sale**

Monday, 15 April 2024

5/7 Palermo Street, Mentone, Vic 3194

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



James Colyvan  
0395988222

**\$400,000 - \$440,000**

Step out to the beach, stroll to the station, soak up the sun in the courtyard, this is One with the lot! A rare one bedroom courtyard villa-unit in a boutique beachside group, this is the lifestyle investment by the beach that you thought was out of reach. Unfolding beyond a romantic high-gabled facade with a large lounge with room to work-at-home, and a sunny kitchen with a defined area for meals, this charming unit maximises a quiet rear position with a sunny sea-breeze courtyard ...and just one shared wall! Offered in excellent original condition with a big bright ensuite-bathroom for the robe-fitted bedroom, this solid single offers contemporary extras with reverse-cycle air conditioning, fan-cooling, and dual e-screen and block-out blinds for most windows. With carport parking just steps from the door and the potential to retain an excellent on-going tenant, this is an easy rent-and-forget beachside opportunity. Alternatively take the opportunity for a value-adding makeover to capitalise on extended garden space and this prime beachside school-precinct position. Just 250m to the pedestrian crossing to the sand, four blocks to the heritage shopping village and station, and an easy direct commute to the CBD, this is the One! For more information about this rare one bedroom courtyard unit contact Peter Hickey or James Colyvan at Buxton Sandringham.