

**6/35 Plummer Road, Mentone, Vic 3194**



**Sold Unit**

Wednesday, 12 June 2024

6/35 Plummer Road, Mentone, Vic 3194

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 50 m2**

**Type: Unit**



Adrian Foster  
0412494907

**\$410,000**

**\*Auction This Saturday\***Escape to tranquillity with this stunning 1-bedroom villa, perfectly situated in an ultra-quiet and impeccably maintained block. Offering harmonious modern comfort, this home is your ultimate private retreat.**Key Features:-** Split system air conditioning for year-round comfort with efficient climate control.- Glowing polished floorboards that enhance the villa's charm.- Well sized master bedroom featuring double robes for ample storage.- Bright, spacious updated bathroom that doubles as a laundry with completely separate toilet.- Well equipped updated family sized kitchen that offers both style and functionality.- Open plan living/dining area that is perfect for entertaining or unwinding.- Private rear courtyard with deck.**Prime Location:**410m to the Beach: Just a short stroll to the pristine shores, perfect for beach lovers.442m to Mentone Reserve: Enjoy nature and outdoor activities in this nearby green space.500m to Woolworths and Mentone Shopping Hub: Conveniently close to a wide array of shops and amenities.671m to Kilberda College: Proximity to quality education options.715m to the Train Station: Easy access to public transport for effortless commuting.**Owners Corporation fees \$1,652 per annum. Council rates \$1,122.60 per annum.**Embrace the best of coastal living with unparalleled convenience and privacy. Make this spacious 1-bedroom villa your new sanctuary today.**Contact us now to schedule a viewing and experience this serene oasis for yourself!****Auction on site Saturday 22nd June at 11am unless sold prior.**