

**6/78 Beach Road, Mentone, Vic 3194**

 **RE/MAX**

**Townhouse For Sale**

Wednesday, 17 April 2024

6/78 Beach Road, Mentone, Vic 3194

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Dahli Woosnam  
0435505309



Jason C Swift  
0417055702

**\$1,190,000 - \$1,250,000**

Celebrating the splendour of northerly-facing living over two architecturally impressive levels, this beautifully renovated two-bedroom Mentone beach townhouse enjoys a private and serene position in the prized Warrington enclave, distinguished by its exclusive residents' amenities including a communal swimming pool and gardens. Optimised for convenient beachfront living, the home is set behind a coded gate, which opens to a fully private front alfresco courtyard, with an outdoor shower to wash off the sand, and hooks to hang up your towel, before keyless entry to the residence. Freshly painted and newly floored with coastal-inspired hybrid-timber boards, and pure wool loop pile carpets, the luxe fit-out, including a gleaming new kitchen, laundry, and bathrooms, beautifully complement the home's character-rich 1970s modernist features such as cedar-lined ceilings, a double height void and mezzanine, and the original timber staircase. Recently renovations have opened out the ground floor layout, which incorporates the gourmet white granite kitchen, well-appointed with a Neff oven, a gas cooktop and dishwasher. Drawing in much natural light through an abundance of glazing, the living, dining, and meals area connects via glass sliding doors to the sunny paved alfresco patio and a lush lawn area. Upstairs is a mezzanine retreat, and two bedrooms with built-in robes including the main, which has a luxe ensuite with a dual-head walk-in shower, under-floor heating and heated towel rails, while the main bathroom is equally well appointed with a built-in tub and Methven rain-inspired shower. Additional features include newly installed designer lighting and skylights, automated blind, insect screens to glass sliding doors and openable windows, split system heating and cooling, a mud-room nook at entry, and a double remote-operated garage with internal courtyard entry. Aside from the wonderful lifestyle advantages of living directly opposite the beach, just steps to the wonderful amenities of the newly refurbished Mentone Lifesaving Club, local cafes, and shops, and just a few minutes' walk to Mentone station, this property enjoys a truly enviable location. It is also within a very short walk to a choice of outstanding schools including Mentone Girls Grammar, Mentone Boys Grammar, St. Bedes College and Kilbreda College, and it is in the zone for both Mentone Girls High and Beaumaris Secondary College.