

6 Bourke Street, Mentone, Vic 3194



Sold House

Thursday, 9 November 2023

6 Bourke Street, Mentone, Vic 3194

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 613 m2

Type: House



Andrew Plousi
0395846500



Vanessa Downey
0395846500

\$1,595,000

Only a 10-minute stroll to Mentone's stunning beach and enhanced by a flexible floor-plan, this beautiful home opens up all the possibilities whilst offering up a unique slice of perfectly positioned, beachside lifestyle. The centerpiece; a spacious, open-plan dining / family zone boasts an impressive timber beamed cathedral ceiling and leafy outlook through an expansive bay window. A glass door connects here to the sheltered, alfresco deck set amongst established, sun-bathed gardens and lawn. Designed for relaxed indoor/outdoor entertaining with friends and family. Centrally placed, the spacious kitchen offers a dishwasher, stainless oven, gas cooking and ample storage offering. The bright front lounge easily works as a fourth bedroom or sitting room with a fireplace for the perfect spot to unwind. Distanced from the main living areas, this versatile front room can easily suit a home office or second space for the kids to call their own. Well-proportioned bedrooms with BIR's are serviced by a sun-bathed family bathroom with double vanity. The office with its own garden access via glass French doors also offers great flexibility, providing good options for study, work, creativity or a sunroom, making full use of its northerly aspect. Notable features include:- Wood paneling in the kitchen, laundry and bathroom further accentuating the beachside, holiday-home feel- ? Split system and ceiling fan in the open plan living area. Ceiling fan in the rear bedroom and ducted heating throughout - ? Water tank- ? Freshly painted interiors and exterior- ? High ceilings and hardwood timber floors. Sitting on the corner of Greens court with a double car garage/workshop accessed from this quiet no through road, and additional tandem undercover parking at the front. Presenting exceptional family value in a high amenity location, move straight in and enjoy with the option to add further improvements in the future if desired and journey from splendid to spectacular. Enjoy superb bayside living with Patty Street playground only a couple of doors down. The sparkling foreshore, bay trail, Mentone, Beaumaris and Cheltenham village shops, cafe's and restaurants all within an easy walk. Access both bus and train on foot, Southland is also just minutes away. Easily access outstanding Private Schools and zoned for some of the leading public schools in Victoria including Cheltenham Primary, Beaumaris Secondary College and Mentone Girls Secondary. Ready to meet the everchanging needs of a growing family with its adaptable layout, also suiting downsizers with its single-story appeal. Desirably close to Mentone's best, relish this opportunity to live in a wonderful, bayside family pocket and inspect with confidence! For all enquiries please contact Andrew Plousi 0411 799 023 Hodges Mentone/Chelsea. Live Streaming via GAVL Hodges clients have the opportunity to watch live property auctions. Register to watch through www.gavl.com or copy & paste the property link: <https://x5u9a.app.goo.gl/bWoL> To be able to watch online, you must download the free GAVL App.