

**6A Birch Street, Mentone, Vic 3194**



**Sold Townhouse**

Wednesday, 27 September 2023

6A Birch Street, Mentone, Vic 3194

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$1,830,000**

Expertly crafted by the award-winning Lowe Design & Build, this stunning 3 bedroom, 2.5 bathroom 'near new' street front residence is high calibre poolside excellence in a heralded beachside position. Indulgent with its high ceilings, Oak floors and double glazing; this family haven enjoys a vast glass-framed entry foyer, an appealing downstairs main bedroom suite (custom walk-in robe and vogue ensuite), a sensational open plan living and dining area (gas fireplace/fitted joinery) with stellar stone kitchen appointed with Siemens appliances (900mm cooktop, 2 ovens) and a walk in pantry; and sliding glass doors to the north-facing undercover alfresco deck overlooking the irresistible fully glass mosaic tiled gas and solar heated swimming pool. Ideal as the kid's domain, upstairs features an inviting retreat (TV cabinetry and speakers) with adjoining balcony; 2 impressive bedrooms (walk in and built in robes) and a fully-tiled bathroom, while downstairs adds to the practicality with a guest powder room and fitted laundry. Keeping you secure with its CCTV system and video intercom, this well-built home is enhanced with electric blinds in both living rooms, fully zoned ducted heating/cooling, ceiling fans, an integrated speaker system, instant hot water, understair storage, an underground water tank, an outdoor shower, an auto garage and driveway parking. In this quiet and coveted pocket, a short stroll to Mentone Village, Mentone station, fabulous beaches and a celebrated array of schools including Mentone Girls' Secondary College (zone), Beaumaris Secondary College (zone), Mentone Primary School (zone), Mentone Grammar, Mentone Girls' Grammar, Kilbreda College and St Bede's College.