

# 7/32 Mentone Parade, Mentone, Vic 3194



## Unit For Sale

Friday, 5 April 2024

7/32 Mentone Parade, Mentone, Vic 3194

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Andrew Plousi  
0395846500



Vanessa Downey  
0395846500

**\$650,000 - \$695,000**

Moments from Mentone's stunning beaches and within easy reach of transport, shops and eateries. This desirable gem will appeal to discerning investors as well as professionals, young families and downsizers who value an effortless lifestyle in a premium location that has it all. Boasting a contemporary kitchen with stone bench-tops, stainless appliances, electric cooktop, an integrated dishwasher and access to the easy-care courtyard via a full-sized laundry. Two spacious bedrooms feature mirrored built-in-robos, serviced by a floor-to-ceiling tiled bathroom with large, walk-in shower and separate toilet. Highlights include, polished timber floorboards and excellent storage throughout. Split system air-conditioning for year-round comfort and dimmable down lights to enhance the relaxed ambiance. A paved, slice-of-sunshine courtyard provides a quiet place to unwind and easy access to the single car garage. This brilliant home or savvy investment is move-in ready with crisp, contemporary interiors. Wonderfully low-maintenance, leaving plenty of time to enjoy its prime, lifestyle position. For all enquiries please contact Andrew Plousi 0411 799 023 Hodges Mentone. Live Streaming via GAVL Hodges clients have the opportunity to watch live property auctions. Register to watch through [www.gavl.com](http://www.gavl.com) or copy & paste the property link: <https://x5u9a.app.goo.gl/5mY3r> To be able to watch online, you must download the free GAVL App.