

# 7 Sycamore Avenue, Mentone, Vic 3194



## House For Sale

Thursday, 1 February 2024

7 Sycamore Avenue, Mentone, Vic 3194

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 782 m2**

**Type: House**



Mark Blit

0395833246

**\$1,300,000 - \$1,400,000**

Situated in a highly sought-after pocket, this impeccably maintained four-bedroom, two-bathroom home offers an abundance of family space with outstanding future potential, set upon a supersized 782m<sup>2</sup> block. Presented for the first time in 37 years and flowing across a light infused single level, the family-friendly floorplan will instantly impress with two generous living zones, including a formal lounge room and casual rear open plan living area. At the social heart of this welcoming home is an immaculate kitchen with substantial storage, while your own bar is the perfect addition for weekend entertaining. Accommodation easily caters for the growing family; comprising four robed bedrooms and two bathrooms, with the spacious main bedroom featuring an ensuite and walk-in robe, while a spotless family bathroom services the remaining bedrooms. Outdoors, discover an enviable garden oasis bathed in northern sunshine, complete with a vegetable garden and covered patio, while the lush green lawn will entice children and pets to play. A large double remote garage with a rear roller door and workshop also features, with further highlights including solar panels, split systems, ducted heating, excellent storage and extensive driveway parking. Positioned for a lifestyle of convenience just one block from Mentone Park Primary School, childcare and the Southern Road Reserve Playground, this wonderful home is also zoned for Mentone Girls' and Parkdale Secondary College. Mentone's private school precinct, Thrift Park Shopping Centre, transport links and beautiful beaches are all within easy reach.