

# 70 Marina Road, Mentone, Vic 3194



## House For Sale

Wednesday, 17 April 2024

70 Marina Road, Mentone, Vic 3194

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 723 m2**

**Type: House**



Mark Blit

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## **Expressions of Interest close Tuesday 14 May**

Secluded behind a high fence and set amongst beautiful garden surrounds, this four bedroom, three living zone family home offers a coveted beachside lifestyle on the Mentone-Beaumaris edge. Captivating both indoors and out, you'll fall in love with the exquisite Art Deco charm, including decorative high ceilings and polished floorboards, enhanced by designer lighting and large windows overlooking the leafy established gardens. Beyond the wisteria draped pergola and grand entrance, discover an elegant formal lounge and dining room, flowing through to an expansive open plan family living space. At the social heart is a timeless kitchen well-equipped with stainless steel appliances, seamlessly extending to a covered outdoor entertaining area and private backyard with a tranquil water feature. Upstairs you'll find yet another living space bathed in sunshine, two robed bedrooms and the second bathroom, while both downstairs robed bedrooms share a spotless bathroom with separate toilet. Comfortably appointed with ducted heating and evaporative cooling, an array of double glazed windows, large double remote garage and secure off-street parking for the trailer or boat; you'll also appreciate the substantial 723m<sup>2</sup> approx. corner allotment in this highly sought after coastal pocket. Enjoy the beach and bay trail at the end of your street, along with local shops, popular eateries, bus stops and Mentone Girls' Secondary College in footsteps. A short walk will lead you to Mentone Village, the train station and independent schools including Mentone Grammar, Mentone Girls' Grammar, Kilbreda and St Bede's Colleges. Beaumaris Secondary College zone.