

# 8 Shearman Crescent, Mentone, Vic 3194

**buxton**

## Sold House

Wednesday, 20 December 2023

8 Shearman Crescent, Mentone, Vic 3194

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 530 m2**

**Type: House**



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**\$1,415,000**

Those with a penchant for all things 'mid-century' are bound to fall head over heels for this classic beauty in a quiet and highly sought-after pocket of beachside Mentone. With an ageless open plan design, the home's sun-filled interiors & timeless styling pay homage to a bygone era, while its indoor-outdoor connection effortlessly caters to a modern lifestyle. On a prized corner allotment of approx. 530sqm, and set amongst established yet easy-to-maintain gardens, a striking double-doored entrance leads to an expansive north-facing lounge with study area - a space enhanced & brightened by wall-to-wall ceiling-height windows and calming courtyard views. A separate dining area is fitted with bespoke joinery, while the impeccably maintained galley-style kitchen is equipped with lots of cupboard and preparation space and is well-positioned for both indoor and outdoor hosting. Twin walk-in robes and a sparkling ensuite are highlights of the main bedroom - a bright main bathroom and separate WC service the remainder of the home which also features a wine storage room, a large laundry, ducted heating, split system heating/cooling and double carport. Primed for immediate enjoyment, there is also plenty of scope to enhance or reconfigure the existing accommodation to suit individual needs or contemporary expectations whilst still celebrating the home's mid-century origins. Alternatively, you may choose to explore the possibility of building a brand-new luxury residence that makes the most of the home's corner position (both options STCA). Zoned for both Beaumaris and Mentone Girls' Secondary College, this prized address is within walking distance of Mentone shops and station, the beach, cafes and parks while a choice of nearby championship golf courses will leave you spoilt for choice. For more information about this character-rich mid-century home, please contact Mathew Cox at Buxton Mentone on 0413 102 224