

# 81 Nepean Highway, Mentone, Vic 3194

## House For Sale

Wednesday, 24 January 2024



81 Nepean Highway, Mentone, Vic 3194

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 651 m2**

**Type: House**



Simon Wendt  
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Rod Richardson  
0395833246

## **\$1,100,000 - \$1,200,000**

On a 651sqm approx. corner with potential to renovate, rebuild or redevelop into a multi-unit site (Subject to Council Approval), this mid-century 3 bedroom cream brick classic opens your eyes to a wealth of possibilities. As a renovator, you'll fall in love with the retro character including the vintage timber wardrobes, the matt finished Tasmanian Oak floorboards, the Deco bathroom and the groovy kitchen cabinets and renovate till your heart's content, utilizing the classic spaces of the elegant living and dining room with its English style windows and potential fireplace; the funky sunny kitchen (Technika stove), the 3 generous bedrooms (2 with robes), the segmented vintage bathroom facilities, the north facing sunroom/office opening to a north facing garden and the large laundry, plus the comforts of ducted heating and evaporative cooling, there's room to extend. As a new home site, you'll enjoy that the Tolls Avenue access and width creates an imposing façade for your dream home. As a development site, there have been previous plans for 3 individual street front homes making it a highly desirable block. With both service lane access and the driveway off Tolls Avenue into the double garage and caravan/boat parking area, the opportunities are endless for this prized block. In the Parkdale Secondary College and Mentone Girls' Secondary College zones, walk to Mentone Village, the city train, bus services, Mentone Primary School and private schools including Mentone Grammar, Kilbreda College, St Patrick's Primary School and St Bede's College, and only minutes to glorious beaches, DFO and Westfield Southland Shopping Centre.