

**9/19 Florence Street, Mentone, Vic 3194**



**Unit For Sale**

Thursday, 25 April 2024

9/19 Florence Street, Mentone, Vic 3194

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Michael Care  
0395860500



Donna Brient  
0403195226

**\$600,000 - \$660,000**

Unlock the full potential of beachside living with this superb two-bedroom villa, primely positioned within metres to Mentone's shops, eateries and train station. Offering a fantastic opportunity for downsizers, professional occupiers, and astute investors, this light-filled residence offers the ease of single level living ready for immediate enjoyment. The substantial living and dining zone sets the tone with an abundance of natural light, seamlessly flowing through to the well equipped kitchen complete with ample cabinetry and generous bench space making it an ideal setting for culinary creations and catering for everyday needs. Two generously sized bedrooms with built-in robes offer comfortable retreats, and they are serviced by a central bathroom with separate WC. The separate laundry adds practicality to the home, catering to the needs of modern living. An easy-to-maintain courtyard provides a private outdoor space, perfect for relaxation or entertainment. A single carport, garden shed for additional storage and split-system heating/cooling further add to this exceptional offering. While the current package is impressive, the true allure lies in the untapped potential for further improvement. Imagine transforming this beachside haven into a personalized retreat that perfectly suits your lifestyle. The location is truly unbeatable, with the beach, Mentone's vibrant shops, eateries, cafes, and the train station all within a leisurely stroll. Mentone Reserve is nearby, and the property is in close proximity to renowned schools such as St Bede's College, Mentone Grammar, Mentone Girls Grammar School, and Kilbreda College. For more information, please contact Donna Brient on 0403 195 226 or Michael Care on 0432 488 939 from Barry Plant today. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.