

**10/5 Phillip Street, Mentone, VIC, 3194**



**Apartment For Sale**

Thursday, 22 August 2024

10/5 Phillip Street, Mentone, VIC, 3194

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Kevin Chokshi

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## **Perfectly Proportioned & Dialed Up On Features.**

At the door of everything there is to love about Mentone, within minutes on foot to the Balcombe Road strip, The Mentone Centre shops, Mentone and Cheltenham villages and new underground stations; the great 'Bay Trail' and Mentone Beach lapping the shore not too far away, and within the prized school catchment for Mentone Girls' and Beaumaris Secondary Colleges - this light-filled apartment puts you at the forefront of the market in this vibrant lifestyle location.

Generously proportioned, quality-built and scaled up with a long list of features; sleek, streamlined interiors with square-set cornices, split system air-conditioning, a crisp colour palette, polished porcelain tiles, premium carpets, white-stone surfaces, LED downlights, video intercom, secure parking and a storeroom.

An excellent layout and by far one of the better plans in the development with a wide entry hallway and private bathroom access away from the main social hub. Comprising 2 generous bedrooms with mirrored robes and plenty of space and privacy between householders. Two stylish, fully tiled bathrooms with stone-top vanities - the enormous master suite with an ensuite, the main bathroom with a bath and a shower, plus a European laundry.

The full-sized chef's kitchen is the worthy centrepiece of this impressive apartment and a rare commodity at that! Featuring 40mm stone waterfall benches/breakfast bar, boundless storage, quality stainless steel cooking appliances and an integrated dishwasher, foodies will be impressed by the space they get to work with.

Overlooked by the open plan living and dining zone, and opening out to the undercover entertainer's balcony with raised frosted glass screening adding plenty of privacy and protection from the elements.

A premium, city-meets-the-bay lifestyle for first home buyers, busy professionals, downsizers unwilling to compromise on space, quality or location, or an optimistic addition to the investment portfolio in a location buzzing with energy, lifestyle and opportunity.

### **PLEASE NOTE:**

\*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.

\* Photo ID required at all open for inspections

\*As per government regulations, anyone attending a public open home inspection or auction must provide proof of double vaccination and check in via the QR code provided on site.