

**4/57 Collins St, Mentone, VIC, 3194**



**Apartment For Sale**

Thursday, 22 August 2024

4/57 Collins St, Mentone, VIC, 3194

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## **The Best Way To Get Into The Market.**

This comfortable, mostly original but neat one-bedroom flat, offers a huge, private courtyard with space for all your furry friends and an excellent opportunity to get into one of Mentone's most desirable neighbourhoods.

Perfectly poised to hang the car keys up for good - Mentone Beach lapping the shore less than 1km away; just a block behind the Balcombe Road strip and then vibrant Mentone Village and Mentone station offering just about everything you'll ever need.

Set on the ground floor in the rear corner of this unique Mentone complex, with driveway parking directly in front plus visitor parking, high fencing to the wraparound courtyard and a shed.

Having such a practical floor plan and a generous outdoor area, the affordability of this home is no trade-off for function or convenience - ticking the boxes for all 3 is a rare find these days!

Internally, a welcome arrival with a super generous bedroom with a large built-in robe and an ensuite combined bathroom and laundry with a separate toilet. Spacious open plan living and dining areas and a functional kitchen, with outdoor access to the north-facing courtyard, that you'll easily maximise in just one Saturday cutting back the neighbouring trees and ivy!

Here's your ticket into a neighbourhood renowned for its coastal holiday vibes, fine dining, fun bars, entertainment and coast walks exploring the natural beauty of Port Phillip Bay.

Get into the market in your own home or add a fantastic investment to the property portfolio. There's no better way.

### **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