

1/107 Lower Dandenong Road, Mentone, Vic 3194



House For Sale

Friday, 2 February 2024

1/107 Lower Dandenong Road, Mentone, Vic 3194

Bedrooms: 4

Bathrooms: 1

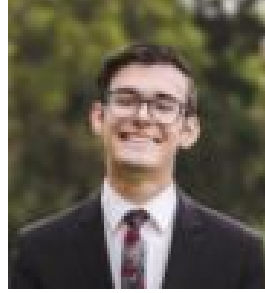
Parkings: 2

Area: 533 m2

Type: House



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\$950,000-\$1,000,000

Enter via Coolabah Street. The opportunity of a lifetime exists right here at 107 Lower Dandenong Road - released back to the market for the very first time in 46 years (approx), this 2-for-1 deal of the century is arguably the most optimistic investment opportunity this side of Port Phillip Bay! On offer to purchase either together or separately, is this delightful, 4-bedroom blonde-brick home on a 533sqm (approx) corner block with an oversized double garage, PLUS a separate 2-bedroom home - both standalone street-front properties with separate driveways, secure parking and no shared land - facing onto peaceful Coolabah Street. A solid home that's not without its charm! Beautifully established and looked after - brick and picket fencing, plenty of lawn and mature fruit trees. Internally, solid timber floorboards throughout, ducted heating, loads of storage and a spacious, flexible floor plan. Four generous bedrooms serviced by a modern bathroom with a walk-in frameless shower and separate toilet - the huge main bedroom with a library/storage/study wall - OR, create a private haven (2nd living zone), where you can play music, read, sew, paint or create! Open plan living and dining wrapped in full-height windows and a large separate kitchen with a 900mm freestanding oven/gas cooktop, dishwasher, loads of storage and bench space. And a covered outdoor area with boundless scope to further enhance the wraparound garden. Simply get your family into a very affordable feature-rich home - but perhaps you're also thinking strategically about how to outsmart the rising cost of living by supplementing your mortgage repayments with the rental income that next door will generate! Or, consider the prospect of acquiring a high-returning, TWO-in-ONE portfolio addition - with various possibilities to instantly achieve two healthy rental incomes simultaneously... or generate even more \$\$ after a quick, cost-effective cosmetic renovation. A sought-after pocket next to a terrific strip of shops; minutes on foot to Acacia Ave Preschool, the revamped Southern Road Reserve & Racecourse Reserve. Thrift Park, Mentone shops, buses, train station and beach; and in the prized catchment for Mentone Park Primary, Mentone Girls' and Parkdale Secondary Colleges. 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