

**5 Franklin Street, Mentone, Vic 3194**

**buxton**

**House For Sale**

Saturday, 29 June 2024

5 Franklin Street, Mentone, Vic 3194

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Private Sale | \$990,000 - \$1,080,000

Framed by lush established gardens behind a high picket fence, this character-filled two bedroom residence, with a separate home office/studio, delivers effortless comfort and convenience close to shops, schools, and transport. Completely private and secluded, the home features beautifully proportioned interiors, high ceilings, and a beautiful connection with the glorious outdoors. A delightful timber profile introduces an elevated single level layout, showcasing free flowing interior spaces and seamless indoor outdoor flow. The elegant lounge room, with its leafy front garden views and split system air conditioner, leads to a separate dining area adjoining a stone topped kitchen equipped with Miele appliances, including a 4 burner gas cooktop, oven, and rangehood, Fisher and Paykel dishwasher, and ample storage. Glass sliders from the dining area open to a paved barbeque terrace, providing the perfect setting for private alfresco living and dining. Beyond, a separate studio/home office features a split system air conditioner and convenient external access. Two generous bedrooms, one with split-system air conditioner and the other with charming front garden vistas, feature built in robes and share a sparkling fully tiled family bathroom. Additional features of this inviting home include a separate laundry, a powder room, a garden shed, and auto carport with rear access. Situated in a peaceful pocket zoned for both Mentone Girls' Grammar and Beaumaris Secondary College, this serene haven is a short walk to bus services, Mentone Village shops, cafes and train station, while also offering close proximity to local primary schools and excellent private schools. For more information about this sun filled single level home contact Romana Altman or Louise Herterich at Buxton Sandringham.