

**8 Daniel Ct, Mentone, VIC, 3194**



**House For Sale**

Wednesday, 14 August 2024

**8 Daniel Ct, Mentone, VIC, 3194**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Byron Kerr

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## **Family Lifestyle Excellence by the Park**

From the peaceful and private position of a bayside cul-de-sac, this four-bedroom home delivers outstanding family-friendly liveability elevated by modern updates and rear north-easterly perspectives.

Separate zones for living and dining are intersected by an alfresco deck formally accessed through French Doors while a kitchen serving window facilitates outdoor dining with ease. Along with stone benchtops, high-volume shaker cabinetry and tiled splashbacks, the kitchen is superbly appointed with a butler's pantry and central island with breakfast bar.

Four bedroom accommodation is served by a central family bathroom while on the property's northern wing, the lounge adjoins a second bathroom.

Features include beautiful original timber flooring, entry decking, sheer curtains, evaporative cooling & ducted heating, and an outdoor storage room with kitchenette.

Already benefiting from thoughtful renovations, purchasers are invited to further improve according to taste.

Alternatively, opportunity exists for site redevelopment and the construction of a new luxury family home (STCA).

Around the corner from Southern Road Reserve and Mentone Park Primary School, this area is highly sought-after by families as it places Mentone station, Mentone Mall, elite private schools, Mentone Racecourse Reserve, and Kingston Heath Reserve within immediate reach.